

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 13th February, 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

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

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

#### **STANDING DEPUTIES**

Cllr Veronica Graham-Green  
Cllr P.F. Rust

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

# **A G E N D A**

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

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

2. **MINUTES – (Pages 3 - 10)**

To confirm the Minutes of the meeting held on 16th January, 2019 (copy attached).

3. **PLANNING APPLICATIONS – (Pages 11 - 44)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1909 on planning applications recently submitted to the Council (copy attached).

<b>Item</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
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
5	19/00028/FULPP	Asda, Westmead, Farnborough	For information
6	19/00048/FULPP	Pinehurst, 4 Pinehurst Road, Farnborough	For information
7	19/00049/FUL	Moor Road Playing Fields, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
8	19-29	18/00734/FULPP	165 North Lane, Aldershot	Grant

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

4. **APPEALS PROGRESS REPORT – (Pages 45 - 46)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1913 (copy attached) on the progress of recent planning appeals.

5. **URGENT ACTION - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH – (Pages 47 - 48)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1911 (copy attached) on the further extension of time in respect of Meudon House, Meudon Avenue, Farnborough.

6. **VARIATION OF LEGAL AGREEMENT - 42-46 BIRCHETT ROAD, ALDERSHOT – (Pages 49 - 52)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1910 (copy attached) which reports on the variation of a legal agreement in respect of the residential redevelopment at 42-46 Birchett Road, Aldershot.

7. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER - DECEMBER 2018 – (Pages 53 - 58)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1913 (copy attached) which updates on the Performance Indicators for the Development Management section of Planning, and the overall workload for the Section for the period 1st October to 31st December, 2018.

**MEETING REPRESENTATION**

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

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

This page is intentionally left blank

Development Management Committee  
13th February 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

This page is intentionally left blank

# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 16th January, 2019 at the Council Offices, Farnborough at 7.00 pm.

## **Voting Members**

Cllr J.H. Marsh (Vice-Chairman), in the Chair

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

Cllr D.M.T. Bell was present at the start of the meeting only and left during the discussion on Declarations of Interest.

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar, Cllr A.R. Newell and Cllr B.A. Thomas.

Cllr Veronica Graham-Green attended the meeting as a Standing Deputy.

## **Non-Voting Member**

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

## **51. DECLARATIONS OF INTEREST**

Cllr D.M.T. Bell declared a prejudicial interest in respect of planning application 18/00818/FULPP (Nos. 68-70 Giffard Drive, Farnborough) as he was a patient at the medical practice associated with the planning application and, in accordance with the Members' Code of Conduct, left the meeting during the discussion and voting thereon.

## **52. MINUTES**

The Minutes of the meeting held on 5th December, 2018 were approved and signed by the Vice-Chairman.

53. **PLANNING APPLICATIONS**

**RESOLVED:** That

- (i) planning permission/consent be refused in respect of the following application as set out in Appendix “A” attached hereto for the reasons mentioned therein:

\* 18/00818/FULPP (Nos. 68-70 Giffard Drive, Farnborough);

- (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. PLN1902, be noted;

- (iii) the current position with regard to the following applications 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);

18/00887/FULPP (Abercorn House, Fernhill Road, Blackwater, Camberley);

\* The Head of Economy, Planning and Strategic Housing’s Report No. PLN1902 in respect of this application was amended at the meeting

54. **SITE VISIT**

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

<b>Application No.</b>	<b>Address</b>	<b>Reason for Site Visit</b>
18/00887/FULPP	Abercorn House, Fernhill Road, Blackwater, Camberley	To assist in consideration of the application given the proximity to properties in Woodlands Close.



55. **REPRESENTATIONS BY THE PUBLIC**

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:

<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
18/00818/FULPP	Nos. 68-70 Giffard Drive, Farnborough	Mr. P. Boyle  Dr. I. Stuart	Against  In support

56. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1903 concerning the following new appeals:

<b>Address</b>	<b>Description</b>
Park End, No. 152 Sycamore Road, Farnborough	Against the refusal of planning permission for the erection of a three-bedroom detached house on land to the rear, with access to the public highway via King George Close. It was noted that this appeal was being dealt with by means of the written procedure and that an application for costs against the Council had also been made.
Nos. 110-118 Victoria Road, Farnborough	Against the refusal of planning permission for the demolition of Nos. 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. It was noted that this appeal was being dealt with by means of the written procedure.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. PLN1903 be noted.

57. **APPLICATION NO. 18/00140/FULPP - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH**

The Committee received information regarding an urgent decision, made in consultation with the Vice-Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the redevelopment of the above site comprising the demolition of existing structures and the 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.

Members were reminded that the Committee had resolved to grant planning permission on 7th November, 2018 for the above redevelopment, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 19th December, 2018.

It was reported that despite best endeavours between the parties, the applicants had been concerned that the deadline would not be achievable and had requested an extension of the deadline to 31st January, 2019.

The extension of time for completion of the agreement after the deadline of 19th December, 2018 had required further authority to grant planning permission. Therefore, in accordance with Part 3 - 'Responsibility for Functions', Paragraph 6 of the Constitution, the Head of Economy, Planning and Strategic Housing, in consultation with the Vice-Chairman of the Development Management Committee, had amended the terms of the resolution of 7th November, 2018 to extend the deadline for the completion of the Planning Obligation under Section 106 until 31st January, 2019.

**RESOLVED:** That the report be noted and the action taken be endorsed.

58. **APPLICATION NO. 18/00623/FULPP - NOS. 110-118 VICTORIA ROAD, FARNBOROUGH**

The Committee received information regarding an urgent decision, made in consultation with the Vice-Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the redevelopment of the above site comprising the demolition of five detached dwellings and the 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.

Members were reminded that the Committee had resolved to grant planning permission on 10th October, 2018 for the above redevelopment, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 6th December, 2018.

It was reported that the applicants had been unable to complete the required agreement in accordance with the resolution because they had experienced difficulty in obtaining the necessary signatures to complete the legal agreement, specifically a bank mortgagee, and the applicants had requested an extension in time to obtain this signature and complete the agreement.

The extension of time for completion of the agreement after the deadline of 6th December, 2018 had required further authority to grant planning permission. Therefore, in accordance with Part 3 - 'Responsibility for Functions', Paragraph 6 of the Constitution, the Head of Economy, Planning and Strategic Housing, in consultation with the Vice-Chairman of the Development Management Committee, had amended the terms of the resolution of 10th October, 2018 to extend the

deadline for the completion of the Planning Obligation under Section 106 until 18th January, 2019.

**RESOLVED:** That the report be noted and the action taken be endorsed.

59. **NOS. 110-118 VICTORIA ROAD, FARNBOROUGH**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1907 which requested authority for the Council to complete a Section 106 legal agreement in relation to Nos. 110-118 Victoria Road, Farnborough.

The Committee was reminded that permission had been refused by the Development Management Committee in March, 2018 for the demolition of Nos. 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 for Reasons relating to:

1. the height and massing of the proposed building;
2. the unacceptable loss of privacy to the occupiers of No. 108 Victoria Road by virtue of overlooking between the development and this property;
3. the unacceptable living environment for residents by virtue of the lack of kitchen windows serving a number of flats;
4. conflict in respect of parking provision for cars, mobility scooters and cycles and unacceptable refuse collections arrangements, with the objectives policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017 and regard to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.
5. failure to secure Section 106 contributions towards Special Protection Area Mitigation and Avoidance;
6. failure to secure Section 106 contributions towards public open space; and
7. 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. 5, 6 and 7 and to address the issue of affordable housing. Authority was therefore being sought from the Development Management Committee for the Head of Economy, Planning and Strategic Housing, in consultation with the Corporate Manager, Legal Services, to prepare the necessary draft Section 106 Agreement to address these matters.

The Committee was assured that by entering this Agreement, the Council's position in relation to the Reasons for Refusal set out above was not affected, but would remove the need for the Council to defend these matters, as far as can be agreed, as part of any appeal. It was noted that the issue of SANG mitigation would not form part of this Agreement.

The Committee was also reminded that permission had been granted by the Development Management Committee in October, 2018 for a revised scheme involving the demolition of five detached dwellings and the 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.

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing, in consultation with the Corporate Manager, Legal Services, be authorised to enter into 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 28th March, 2018.

The meeting closed at 7.45 pm.

-----

**Development Management Committee  
16th January 2019**

**Appendix "A"**

**Application No. & Date Valid:**      **18/00818/FULPP**                      **13th November 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 at **68 - 70 Giffard Drive Farnborough Hampshire**

**Applicant:**                      Giffard Drive Surgery

- 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.

This page is intentionally left blank

Development Management Committee  
13th February 2019

Head of Economy, Planning and  
Strategic Housing  
Report No.PLN1909

## 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.*

This page is intentionally left blank

**Section A**

**Future items for Committee**

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

Item	Reference	Description and address
1	18/00225/LBCPP	<p>Soft and hard landscape works within the setting of the Ramsden Garden Wall Memorial</p> <p><b>Ramsden Garden Wall Memorial - Montgomery Lines Aldershot, Hampshire</b></p> <p>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><b>Former Police Station, Pinehurst Ave, Farnborough, Hampshire</b></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><b>Randell House Fernhill Road Blackwater Camberley</b></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><b>Abercorn House, Fernhill Road, Blackwater</b></p> <p>The consultation period in respect of this application has expired, during which a number of consultees responded requesting additional information from the applicants. The applicants' agents have recently responded in this respect and the relevant consultees re-consulted and their further responses are now awaited. 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>

5	19/00028/FULPP	<p>Removal of existing bus stops with shelters and provision of a revised access to car park from Westmead, together with associated alterations to approved site layout.</p> <p><b>Asda, Westmead, Farnborough</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>
6	19/00048/FULPP	<p>Erection of a four storey office building (Use Class B1(a)), a four floor decked car park with associated access and landscaping and alterations to existing site layout</p> <p><b>Pinehurst 4 Pinehurst Road Farnborough</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>
7	19/00049/FUL	<p>Provision of multi-use games area, a pump track, a skate park with 4 floodlights on 10 metre columns, two outdoor gymnasiums, footpaths and youth shelter, formation of bunds and extension to existing car park.</p> <p><b>Moor Road playing fields, Farnborough</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>

### Section B

#### Petitions

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

This page is intentionally left blank

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

Case Officer	Katie Ingram
Application No.	18/00734/FULPP
Date Valid	12th October 2018
Expiry date of consultations	25th December 2018
Proposal	Change of use from A1 Retail to A5 Hot Food Takeaway
Address	<b>165 North Lane Aldershot Hampshire GU12 4SY</b>
Ward	North Town
Applicant	Mr Akeel Rehman
Agent	Mr Andy Ward
Recommendation	<b>Grant</b>

### **Consultee Responses**

Environmental Health	No objection subject to a pre-commencement condition requiring further details of the ventilation system and a condition controlling hours of operation
Planning Policy	Raised concerns that the proposal would have an adverse effect on the retail core function of the North Town Local Neighbourhood Facility and would not comply with the Core Strategy but evidence showing the A1 is not viable has been provided in accordance with requirements of the draft submission Local Plan
Community - Contracts Manager	No objection

### **Description**

The application site relates to a ground floor retail premises on the western side of North Lane. It is in a parade of shops with two levels of residential above at the southern end of the parade on a corner plot, with a side boundary to Canning Road. There is a service area at the rear entered from Canning Road for deliveries and bin storage. The site is currently vacant and was previously occupied by a secondhand furniture shop.

There is an external staircase on the rear elevation of the shop providing access to the first and second floor flats above. There is a terrace level at first floor level. There is no planning history on file for the site.

The site is designated as being within a Local Shopping Centre/Local Neighbourhood Facility by Policies SS1 (Spatial Strategy) of the Core Strategy (2011) and SS2 of the Draft Submission Local Plan (2017) and 'Saved' Policy S1 (Local Shopping Centres) of the Local Plan Review (1996-2011) and Policy LN6 (Local Neighbourhood Facilities) of the draft submission Local Plan apply.

The site is also in a Neighbourhood Renewal Area area as designated by Core Strategy Policy SP7.

The application is seeking planning permission for a change of use from A1 (retail) to A5 (hot food takeaway) called 'Rooster Shack'. Internal works comprise installation of a serving counter, cooking and chilling equipment and a mechanical ventilation system. Rubbish bins would be stored in the rear service area. Hours of operation would be the subject of a condition restricting them to between 10.00am and 11pm Monday to Saturday and 10.00am to 10.30pm on Sundays and Bank Holidays.

The application was accompanied by specifications of the mechanical extraction system and a letter confirming how the tenancy has been marketed. Amended plans have been received during assessment of the application removing a shop window from the side elevation, amending the location and design of the extract flue and confirming the location of the bins.

### **Neighbours notified**

A site notice was erected and 7 letters were sent to adjoining properties. Following receipt of amended plans, neighbours and objectors were renotified.

### **Neighbour comments**

6 letters of objection from five different addresses were received in the first notification period, from 165A and 167A North Lane, 27 Canning Road, 7 Woodland Walk and an objection from Ward Councillor Keith Dibble. Following renotification 7 more letters of objection were received from 167A North Lane, 24 Farm Road, 241 and 239 North Lane, 2 Holbrooke Way, 56 Brookfield Road and a confirmation from Ward Councillor Keith Dibble that his original objections stand.

The letters objected on the following grounds:

- (a) There are already 4 take aways in North Town, and a café, and a KFC and McDonalds on Ash Road having a potentially harmful impact on the health of the local community by way of increased levels of obesity and diabetes
- (b) It is putting profits before health
- (c) Site is located close to a primary school.
- (d) It is contrary to neighbourhood renewal policy in the area and will do nothing for the community



- (e) It will have an unacceptable impact on amenity of occupants of flats above by way of cooking smells from the extraction flue especially when considered cumulatively with other restaurants in the parade and that the flue is level and close to the first floor terraces of the flats above.
- (f) 11.30pm is too late to be open for those living above the unit with noise from clients coming and going and the extraction system. (*Officer note – opening hours are the subject of a proposed condition*).
- (g) The parade was built when the units were occupied by shops closing at 5pm so substituting this with late evening outlets will impact residential amenity and their quality of life
- (h) There is limited parking availability in the area
- (i) People will park unsafely on the junction of North Lane and Canning Road
- (j) Smells from the bins will be unacceptable
- (k) There will be a higher fire risk in the block
- (l) There is a big problem with rats in the block already which will get worse
- (m) It will harmfully impact property values of the flats above
- (n) It will contribute to existing litter problems in the street
- (o) Plans show there are eat-in areas when it is advertised as a take away

### **Policy and determining issues**

The site is in a designated Local Shopping Centre and Neighbourhood Renewal Area. Policies SS1 (Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP16 (Reducing and Managing Travel Demand) and SP7 (Neighbourhood Renewal) of the Rushmoor Core Strategy (2011) and 'saved' Local Plan Policies ENV17 (General Development and Design Criteria), S1 (Local Shopping Centres) and S5 (Restaurants and Hot Food takeaways) of the Rushmoor Local Plan Review (1996-2011) apply.

The Inspector's Report was received on 14 January 2019 confirming that the draft Rushmoor Local Plan (2017-2032) is sound subject to modifications. It is anticipated that the modified draft Plan will be formally adopted by the Council at its next meeting on 21 February 2019. The draft submission Local Plan therefore carries considerable weight. Policies relevant to this application are SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), LN5 (Neighbourhood Deprivation Strategy) and LN6 (Local Neighbourhood Facilities).

Also relevant are the Council's adopted supplementary Planning Documents (SPDs) 'Parking and Cycle Standards' and 'Shop Fronts Design Guide'.

The main issues in the determination of this application are the principle of the development, impact on the appearance and character of the site and surrounding area, impact on adjoining and nearby residents, parking and highway safety, health and well-being and access for people with disabilities.

### **Commentary**

#### **Principle of the development**

The application is seeking planning permission for a change of use from A1 (retail) to A5 (hot food take away). The property was formerly a secondhand furniture shop and has been vacant since July 2017.

The National Planning Policy Framework (2018) states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which, among other things, protect strong neighbourhood centres. (para.92, Chapter 8).

Policies SS1 (Spatial Strategies) of the Core Strategy and SS2 of the draft submission Local Plan state that the retail and local service function of Local Shopping Centres/Local Neighbourhood Facilities 'will be protected to provide for the day to day needs of local residents'.

Policy SP7 (Neighbourhood Renewal Area) of the Core Strategy identifies North Town as a priority area for renewal and states that development will only be permitted provided that 'it protects the vitality and viability of local centres by the retention of a retail core'.

'Saved' Policy S1 (Local Shopping Centres) of the Local Plan Review states that 'the Council will not normally grant planning permission in Local Shopping Centres if it would result in more than 40% of the units being in non-A1 use'. However, supporting text to emerging policy LN5 (Local Neighbourhood Facilities) of the draft submission Local Plan states that they will be expected to retain 'about 50% of uses as Use Class A1'.

Policy LN6 (Local Neighbourhood Facilities) of the draft submission Local Plan states that development will be permitted in a Local Neighbourhood Facility provided that:

- a) *It would not undermine the dominant local retail and service function of the Local Neighbourhood Facility, and the proposed use would attract footfall from the local area;*
- b) *It creates an active frontage; and*
- c) *A change of use from A1 will not result in an over-concentration of the number of non-A1 units to the detriment of the retail function of the Local Neighbourhood Facility, unless the A1 use is considered to be no longer viable and there is evidence of appropriate marketing for a minimum period of 12 months'.*

The North Lane Local Shopping Centre contains four retail units on the eastern side which are currently vacant pending demolition as part of the North Town Regeneration Project. Excluding these, the total number of units is fourteen under the emerging new Local Plan.

This application would bring the number of units in an A1 use in the Local Neighbourhood Facility to six comprising Homes Funeral Directors, One Stop, Messheads, Headcase barber shop, Turners & Sons butchers and the Co-Op. This is a percentage of 43% which does not comply with the 50% requirement prescribed by draft Policy LN6.

Supporting text to the policy states that where an individual use is considered to be no longer viable, the policy can be 'applied flexibly to take account of the scale and mix of uses in individual Local Neighbourhood Facilities, and ensure that they can provide for a range of goods and services'.

The application site has been vacant since July 2017 and this is confirmed by the Council's own retail surveys. A letter from the property management company confirms that the site has been advertised with 'To Let' boards on the building and on four different property portals since April 2017.

In terms of retail uses North Lane Local Neighbourhood Facility has a supermarket, a large convenience store, two hairdressers, a butcher's shop and a funeral directors. Non-A1 uses comprise a tanning salon, a café, an Indian take away, a Chinese take away, a kebab

takeaway and a fish and chip shop.

On balance, it is considered that this mix and number of A1 uses are able to meet the day to day goods and services needs of the local community and would also result in an acceptable level of variety and viability in the parade. Concept drawings submitted with the application indicate that the site will have a high standard of external and internal finishes which will also contribute to the visual interest and vitality of the shopping centre.

Given that the Core Strategy and 'saved' policies of the Local Plan Review are likely to be superseded by the adoption of the draft submission Local Plan at the next full Council meeting on 21 February 2019, it is not considered reasonable to refuse this application on its failure to meet the requirement of retail uses in 'saved' Policy S1.

A number of representations were received objecting on the grounds that there are already four take aways in the centre as well as two well-known fast food restaurants 800m south of on Ash Road and that the Council has a responsibility to discourage development which would have a detrimental impact on the health of the Borough's residents. The site is also 200m walking distance from the nearest school Alderwood Infants School.

The relationship between health and planning is well established. The National Planning Policy Framework (2018) supports development that would enable healthy lifestyles, especially where this would address identified local health and well-being needs through for example the provision of access to healthier food, among other things (paragraph 92).

Most of the policies in the draft submission Local Plan in relation to health and well-being relate to the provision of facilities such as open space and leisure, enabling opportunities for walking and cycling, providing a good quality living environment and ensuring access to health facilities, and do not prevent uses or activities or limit consumer choice. Draft Policy LN6 (Local Neighbourhood Facilities) seeks to retain the retail core of the Local Neighbourhood Facilities and as it can be applied flexibly based on market influences, the application has been found to comply with this Policy.

'Saved' policy S5 (Take-away hot food establishments) seeks to control the growth of hot food take-away restaurants based on their impact on residential amenity, vitality of the area and highway safety. The application is considered to have an acceptable impact on all these issues subject to conditions (see paragraphs below).

Given the above, it is considered that the principle of the development in this location is acceptable.

### **Impact on visual amenity and character of the environment**

Due to its prominent location within a busy shopping Parade, the existing vacant state of the premises detracts from the visual amenity of the street frontage. The shop front will not change in design or proportions as a result of the new use, and the window openings, doorway, fascia and stall riser remain the same, so that it will be in keeping with the other shop fronts in the parade and comply with the 'Shop Fronts Design Guide' SPD.

Concept drawings submitted during assessment of the application demonstrate that the external and internal finishes will be of a high standard.

The external extract duct would protrude 1.2m above the roof of the rear chiller room and would be finished with materials to match the existing building. It would be set back 2.5m

from the southern side elevation of the building reducing the visual impact it would have on views from Canning Road. Although the duct would be visible it is not considered that any material and harmful impact upon the character and appearance of the area as a whole would arise.

Whilst objectors express concern about the potential additional litter that could be generated by the proposed takeaway, this is a matter that would be beyond the control of takeaway operator and a generated by customer behaviour once they have left the premises. There are three litter bins in the parade within the vicinity of the application site. It is considered that the issue of litter is largely a matter for environmental protection legislation and not a planning matter. Environmental Food Premises regulations require that any waste generated by the proposed takeaway operation and kitchens be collected on a regular basis. In this case the application property has a rear yard area where such bins will be stored and a condition on any approval will be issued to ensure the bins are retained in this position.

Given the above it is considered the proposal would have an acceptable impact on the visual appearance of the site and surrounding area and comply with the relevant design policies of the Core Strategy, draft submission Local Plan and the Shop Front Design Guide SPD.

### **The impact on adjoining and nearby residents**

Above the shops in the parade there are two levels of residential flats. It is not unusual to find takeaway premises below residential flats in shopping parades and provided that the amenities of occupiers of nearby residential properties are adequately protected from cooking fumes, and suitable controls over hours of opening and noise and vibration from imposed condition, they are usually considered to be acceptable.

The site is located within in a busy shopping parade on a busy through road where a degree of late night noise and activity already occurs. The applicant originally proposed operating hours of 11am to 11.30pm seven days a week. However, to be in line with operating hours of other take away restaurants in the parade, a condition will be imposed on any approval issued that hours of operation are to be 10.30am to 11pm Monday to Saturday and 10.30 am to 10.30pm on a Sunday and Bank Holidays, which has been agreed by the applicant. It is considered that this would have a satisfactory impact on neighbouring amenity by way of noise emerging from the late night use.

It is noted that amended plans were received during assessment of the application removing a large shop window on the southern side elevation as it was considered this may have had a detrimental impact on residential amenity of the occupants of the flats at 163 North Lane on the opposite side of Canning Road.

Concern has been raised that the extraction flue will have a detrimental impact on amenity by way of cooking odours, particularly given the location of the flue close to the rear terrace of the first floor flat next to the shop, which has an established use as outdoor amenity space.

The elevation plan and specifications submitted with the application demonstrate that the extraction equipment will include pre-filters, carbon filters and extraction capabilities at point of exit so that it will be in line with up to date recommendations of DEFRA in their "Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems". The Council's Environmental Health Officer has reviewed this information and in principle found it to be acceptable but has requested further details to be submitted prior to the commencement of the use on the site, to ensure that the system will not lead to unacceptable impacts on residential amenity by way of noise or cooking odours.

The applicant submitted amended plans on 28 January 2019 moving the internal ducting so that the extraction flue will now emerge on the southern side of the rear chiller room, to increase the separation distance to the adjoining terrace from 0.4m to 2.9m.

It is considered that this will be sufficient to mitigate any unacceptable impact on residential amenity in terms of odours and noise from the flue.

Concerns have been expressed that the refuse from the restaurant will worsen an existing problem in the block with vermin. Amended plans received during assessment confirm that the bins will be stored in the rear service area where they are able to be secured shut. Environmental health legislation requires the regular removal of the rubbish on the site by a private contractor. Problems with vermin are operational and management matters that are addressed through Environmental Health Food premises legislation and inspections and now that the location of the bin storage area has been secured this is not a matter for consideration in this planning application.

It is considered that the proposed takeaway would not give rise to sufficient material planning harm to the amenities of neighbours to justify the refusal of planning permission.

### **Parking and Highway safety**

Under the Parking and Cycle Standards SPD the existing retail use has a parking quantum of 1 space per 30sqm of retail floor space requiring 3 car parking spaces (rounded up), as it has a retail floor area of 74sqm. Eating and drinking establishments have a requirement of 1 space per 5sqm of dining area. It is calculated that the proposed take away use has a front dining area of approximately 20sqm requiring 4 car parking spaces. The furniture shop did not benefit from any off street parking. Principle 2 of the Parking Standards states that where a change of use would result in a higher parking standard, additional spaces need only be provided for the extra demand. The rear service and delivery area does not have any spaces specifically allotted to the site for the purposes of parking.

Given the takeaway use customers are not expected to dwell for long in the shop and a proportion of customers are expected to reach the site on foot. There is public parking on both sides of North Lane in the Local Shopping Centre providing approximately 25 spaces. It is therefore considered that the impact on highway safety of a shortfall of one parking space would not warrant a reason for refusal of this application.

Concerns have been raised that the use will give rise to illegal parking on the corner of Canning Road and North Lane. Any business operating from the site may have the potential to cause unacceptable parking, enforcement in this regard is a matter for the County Highway Authority or the Police and it is not considered to be a ground on which planning permission could reasonably be refused.

In light of the above, the proposed takeaway is considered to have an acceptable impact in terms of the safety and convenience of highways users.

### **Access for people with disabilities**

The proposed shopfront is of a conventional design and access for people with disabilities would be a matter for consideration under the Building Regulations. It is considered that appropriate provision would be made for the needs of people with disabilities visiting the premises. Level access can be provided.

## Conclusion

The proposed change of use is considered to be acceptable in principle, would have an acceptable visual impact upon the character and appearance of the area, is not considered to impact unduly upon the amenities of occupiers of adjoining and nearby residential dwellings, and would have an acceptable impact upon highway safety. Adequate provision for people with disabilities would be made. The proposals are therefore considered acceptable having regard to Core Strategy Policies SS1, CP1, CP2, CP16 and SP7, 'saved' Local Plan Review Policies ENV17 and S1, and draft submission Local Plan 2032 Policies SS2, IN2, DE1, LN5 and LN6.

## FULL RECOMMENDATION

It is recommended that permission be **GRANTED** subject to the following 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 - Drawing numbers:

Location and existing and proposed floor and elevation plans Rev E 28/01/2019

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

- 3 The development hereby permitted shall not commence until technical details of the means of suppressing and directing smells and fumes from the premises have been submitted to and approved in writing by the Local Planning Authority. These details shall include specifications of the extract system, anti-vibration measures and the height, position, design, materials and finish of the proposed external vent. The development shall be implemented in accordance with the details as approved prior to the first use of the hot food take-away hereby approved and retained and maintained thereafter for the life of the development.

Reason - To safeguard the amenities of neighbouring property.\*

- 4 The proposed refuse and recycling storage shown on drawing number Rev E 28/01/2019 hereby approved, shall be provided prior to the first use of the hot food take-away hereby approved, and retained thereafter for the life of the development.

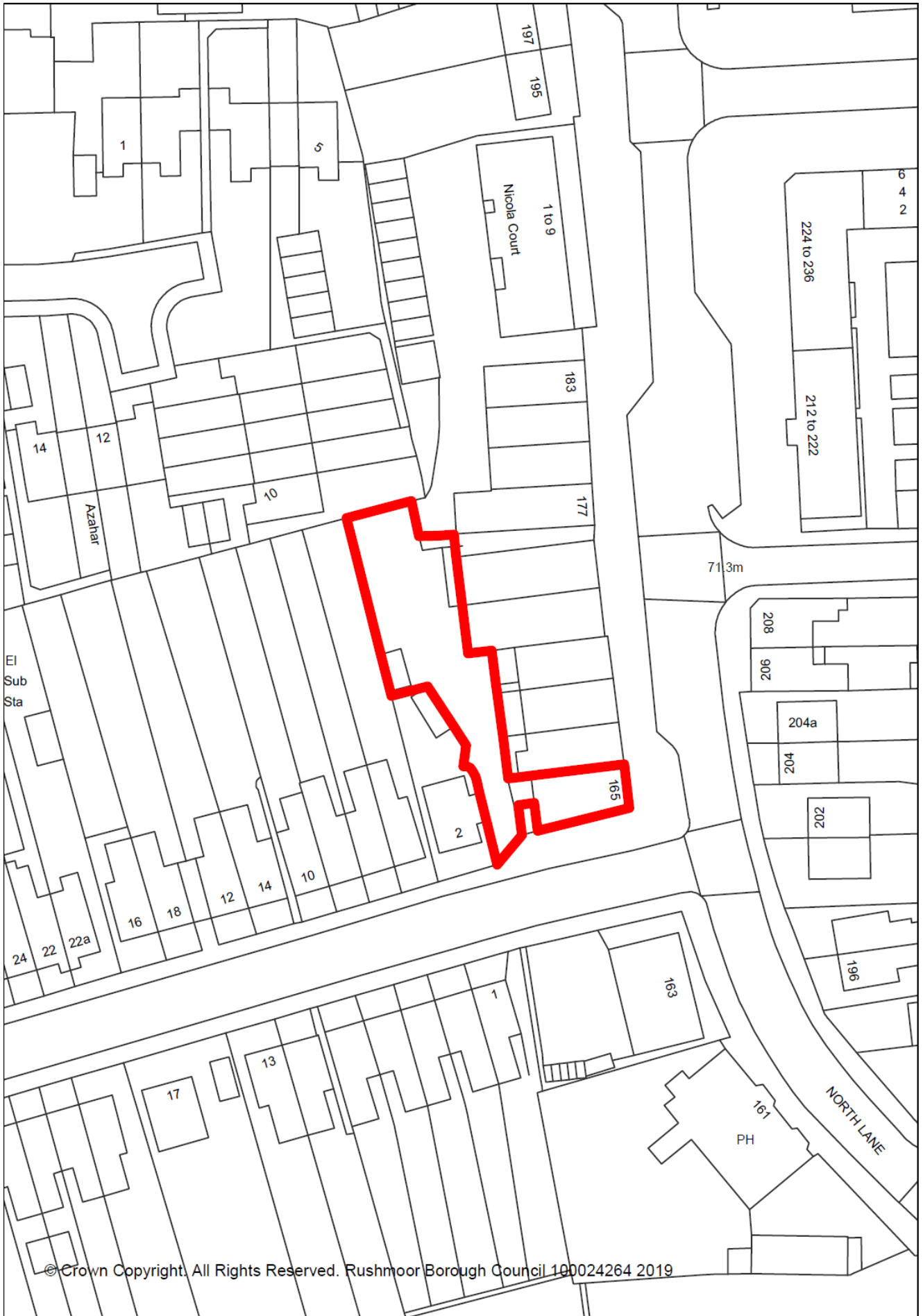
Reason - To meet the functional needs of the development and safeguard the amenities of the area.

- 5 The use hereby permitted shall not be open to customers outside the following times:  
10:00am to 11:00pm Mondays to Saturdays and  
10:00am to 10:30pm on Sundays.

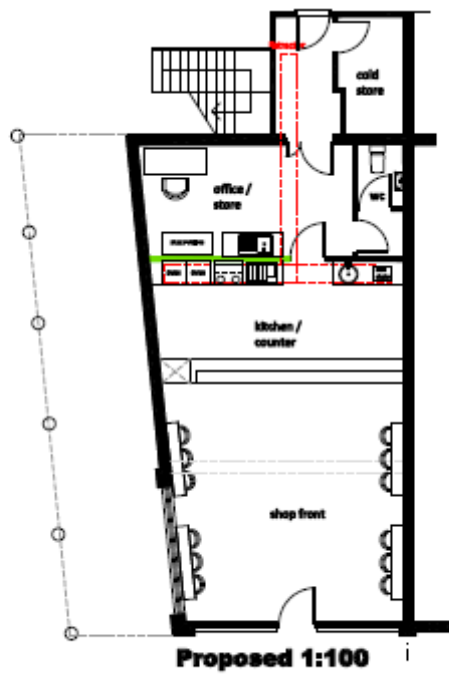
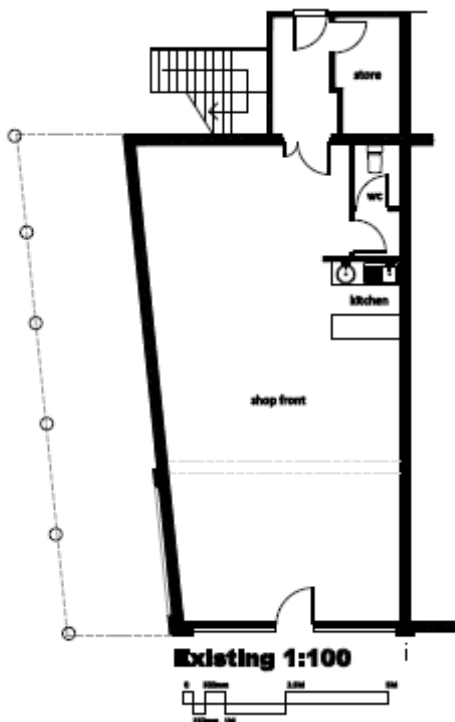
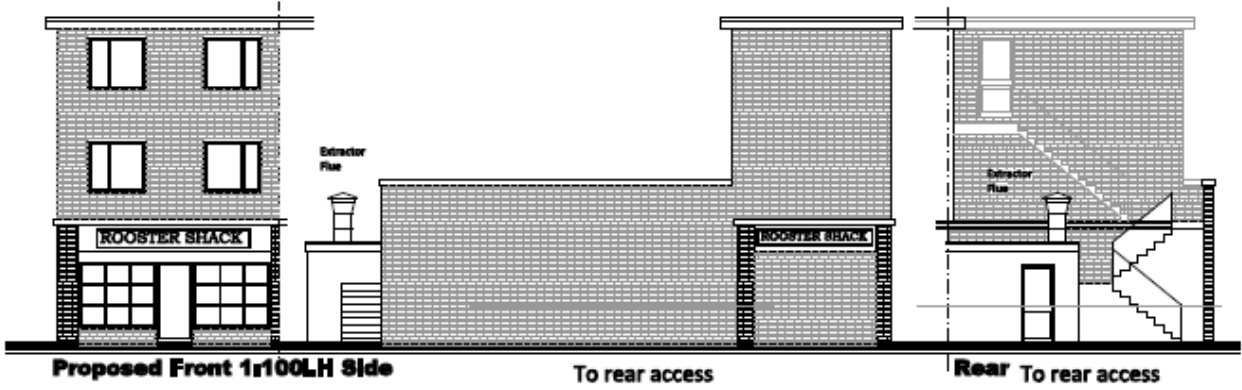
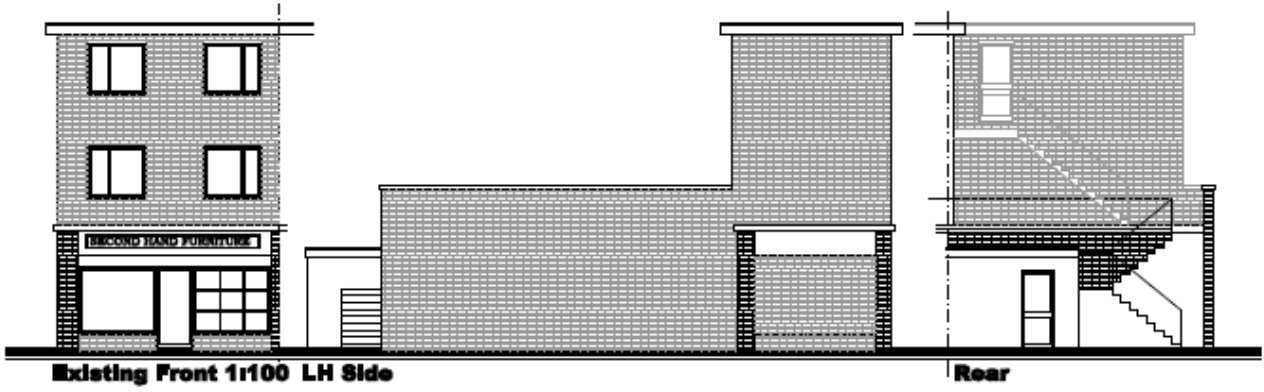
Reason - To safeguard the amenities of neighbouring occupiers.

## Informatives

- 1      INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
  
- 2      INFORMATIVE - REASONS FOR APPROVAL- The proposed change of use is considered to be acceptable in principle, would have an acceptable visual impact upon the character and appearance of the area, is not considered to impact unduly upon the amenities of occupiers of adjoining and nearby residential dwellings, and would have an acceptable impact upon highway safety. Adequate provision for people with disabilities would be made. The proposals are therefore considered acceptable having regard to Core Strategy Policies SS1, CP1, CP2, CP16 and SP7, 'saved' Local Plan Review Policies ENV17 and S1, and draft submission Local Plan 2032 Policies SS2, IN2, DE1, LN5 and LN6.It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998. 98.
  
- 3      INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
  
- 4      INFORMATIVE - The applicant is reminded that under the provisions of the Food Safety Act 1990 there is a requirement to register all food premises with the Local Authority at least 28 days before the commencement of any business operations. The applicant must therefore contact the Head of Operational Services for advice.







This page is intentionally left blank

## 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	18/00321/REVPP	Ward: North Town
Applicant:	Vivid Build Ltd	
Decision:	<b>Permission Granted</b>	
Decision Date:	17 January 2019	
Proposal:	Variation to conditions 9, 11, 12, 22, 23, 28 and 29 attached to planning permission 13/00081/FULPP dated 28 November 2014 for the demolition of 132 flats and erection of 34 one-bed dwellings, 131 two-bed dwellings, 59 3-bed dwellings and 2 4-bed dwellings (226 in total) with associated highway works, parking, landscaping and amenity areas in respect of the resiting and amendment to plot 483, the retention of the electricity substation, relocation of the parking spaces from the front to the rear of plot 483, addition of three layby parking spaces on Pegasus Avenue to the front of Block 28 (plots 502-508 and 511-514) and associated removal of landscaping and alterations to the root protection zone to the rear of flat block plots 537-566 (Block 31) to facilitate the provision of an additional parking space.	
Address	<b>North Town Redevelopment Site - Stage 2 - Land Bounded By Eastern Road And Denmark Square Pegasus Avenue Aldershot Hampshire</b>	

---

Application No	18/00635/EDCPP	Ward: Knellwood
Applicant:	Mr Jannesari Ladani	
Decision:	<b>Development is Lawful</b>	
Decision Date:	09 January 2019	
Proposal:	CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR DEVELOPMENT: Use of basement as three bedroom House in Multiple Occupation	
Address	<b>125 - 127 Alexandra Road Farnborough Hampshire GU14 6RR</b>	

---

---

Application No 18/00695/MMA Ward: Empress

Applicant: Key Property Investments No 1 Ltd

Decision: **Permission Granted**

Decision Date: 17 January 2019

Proposal: Material minor amendment to planning permission 18/00025/FULPP for the partial demolition of Kingsmead shopping centre (existing Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor (3710sqm), leisure use on the first floor (2414sqm), 68 apartments over eight floors, private amenity space, 58 car parking spaces, 118 bicycle parking spaces, a bridge link and alterations to the existing car park on Block 2, a new entrance to The Meads shopping centre and associated works to allow for alterations to the existing Kingsmead entrance, subdivision of unit MSU3, creation of new bin storage facility, alterations to leisure unit entrance, installation of louvres and new doors, introduction of full height railings to car park deck, alterations to fenestration, minor alterations to height, alterations to roof top photovoltaic panels, alterations to car parking layout, creation of ancillary space to leisure unit rather than retail unit and introduction of goods lift shaft in place of stair shaft

Address **Block 3 Queensmead Farnborough Hampshire**

---

---

Application No 18/00706/FULPP Ward: Knellwood

Applicant: Mr & Mrs Andrew and Jill Gooding

Decision: **Permission Granted**

Decision Date: 21 January 2019

Proposal: Erection of a single storey rear extension, external changes including insulated rendering of property and replacement timber gate to the side

Address **8 Reading Road Farnborough Hampshire GU14 6NA**

---

---

Application No 18/00718/FULPP Ward: Cherrywood

Applicant: Mr & Mrs ROHIT & SUSHMA GURUNG

Decision: **Permission Granted**

Decision Date: 24 January 2019

Proposal: Erection of a front porch, single storey side and single storey rear extension (Amended plans received)

Address **1 Priors Close Farnborough Hampshire GU14 8EA**

---

---

Application No 18/00719/SCREEN Ward: St Mark's  
Applicant: Lark Gas Assets Ltd  
Decision: **Environmental Assessment Not Required**  
Decision Date: 17 January 2019  
Proposal: EIA Screening Opinion Installation of electricity generation plant comprising 10 gas generators and 6 other units of auxillary plant to supply maximum of 20MW standby power  
Address **Transco Lynchford Lane Farnborough Hampshire GU14 6JD**

---

---

Application No 18/00744/ADVPP Ward: Wellington  
Applicant: C/O Agent  
Decision: **Permission Granted**  
Decision Date: 30 January 2019  
Proposal: Continued display of 10 x non-illuminated directional signs (residential traffic, construction traffic and school access signage) comprising of 6 freestanding signs and 4 signs attached to existing lighting columns.  
Address **Aldershot Urban Extension Development Site At Queens Avenue Aldershot Hampshire**

---

---

Application No 18/00778/CONDPP Ward: Wellington  
Applicant: C/o Agent  
Decision: **Conditions details approved**  
Decision Date: 30 January 2019  
Proposal: Submission of details pursuant to condition 3 (affordable housing strategy) of part reserved matters 18/00117/REMPP dated 21st June 2018 (Corunna B3 & B4).  
Address **Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot Hampshire**

---

---

Application No 18/00789/FULPP Ward: Empress  
Applicant: ASDA Stores Limited  
Decision: **Permission Granted**  
Decision Date: 11 January 2019  
Proposal: Installation of 15 no. 'Click and Collect' lockers adjacent to shop front  
Address **ASDA Westmead Farnborough Hampshire GU14 7LT**

---

---

Application No 18/00792/CONDPP Ward: Wellington  
Applicant: Mr Rod Martin  
Decision: **Conditions details approved**  
Decision Date: 14 January 2019  
Proposal: Submission of details pursuant to conditions 4 (bin storage areas) and 14 (acoustic measures) attached to planning permission 16/00815/FULPP dated 13 April 2017 in respect of the creation of two three storey blocks comprising 10 x 1-bedroom and 22x 2-bedroom flats with associated parking, access and landscaping.  
Address **Old Fire Station Ordnance Road Aldershot Hampshire**

---

---

Application No 18/00802/FULPP Ward: Manor Park  
Applicant: Mr Cosmin Basturea  
Decision: **Permission Granted**  
Decision Date: 21 January 2019  
Proposal: Erection of a part single and part two storey rear extension  
Address **30 Boxalls Lane Aldershot Hampshire GU11 3QJ**

---

---

Application No 18/00814/FULPP Ward: North Town  
Applicant: Mr & Mrs Chris Mierzwnski  
Decision: **Permission Granted**  
Decision Date: 07 January 2019  
Proposal: Erection of a single storey rear extension  
Address **11 Westbury Way Aldershot Hampshire GU12 4HE**

---

---

Application No 18/00819/TPO Ward: Empress  
Applicant: Mr Steve Robinson  
Decision: **Permission Granted**  
Decision Date: 07 January 2019  
Proposal: Two Sweet Chestnut trees (part of group G9 of TPO 356) crown reduce by no more than 3 metres  
Address **Nutwood 8 Revelstoke Avenue Farnborough Hampshire GU14 8NQ**

---

---

Application No 18/00823/FULPP Ward: Manor Park  
Applicant: Mr Choudhary  
Decision: **Permission Granted**  
Decision Date: 21 January 2019  
Proposal: Erection of a two storey rear extension and formation of a hip to gable roof extension and rear dormer window to provide a third bedroom, formation of a dropped kerb and creation of two off road parking spaces  
Address **110 Boxalls Lane Aldershot Hampshire GU11 3QG**

---

---

Application No 18/00827/FULPP Ward: Fernhill  
Applicant: Mr David Bell  
Decision: **Permission Granted**  
Decision Date: 14 January 2019  
Proposal: Erection of a single storey side extension with two roof lights within roof and conversion of existing garage to include formation of a pitched roof with roof light  
Address **127 Chapel Lane Farnborough Hampshire GU14 9BH**

---

---

Application No 18/00833/TPO Ward: Empress  
Applicant: Mr Sultana  
Decision: **Permission Granted**  
Decision Date: 07 January 2019  
Proposal: One Oak (T15 of TPO 448A) reduce lateral branches by no more than 4 metres. Crown thin by no more than 15% and crown lift by no more than 5 metres from ground level  
Address **Land Affected By TPO 448A - In The Area Of High View Close And Greens School Lane Farnborough Hampshire**

---

---

Application No 18/00844/FULPP Ward: Cove And Southwood  
Applicant: Mr Peter Sellers  
Decision: **Permission Granted**  
Decision Date: 21 January 2019  
Proposal: Formation of a hip to gable roof extension and part single and part two storey rear extension  
Address **153 Cove Road Farnborough Hampshire GU14 0HQ**

---

---

Application No 18/00846/FULPP Ward: West Heath  
Applicant: Mr Raymond Batey - Farnborough Rugby  
Decision: **Permission Granted**  
Decision Date: 16 January 2019  
Proposal: Erection of extension to clubhouse with the addition of two extra changing rooms, with showers & toilet facilities  
Address **Farnborough Rugby Football Club Tile Barn Close Farnborough Hampshire GU14 8LS**

---

---

Application No 18/00852/FULPP Ward: St Mark's  
Applicant: Mr WILKINSON  
Decision: **Permission Granted**  
Decision Date: 21 January 2019  
Proposal: Formation of two dormer windows to the rear  
Address **38 Netley Street Farnborough Hampshire GU14 6AQ**

---



---

Application No 18/00855/TPOPP Ward: Empress  
Applicant: Mr & Mrs Welfare  
Decision: **Permission Granted**  
Decision Date: 17 January 2019  
Proposal: Two Birch trees (part of group G5 of TPO 356) as per submitted plan, reduce to ground level  
Address **Inglewood 133 Prospect Road Farnborough Hampshire GU14 8JY**

---

---

Application No 18/00857/FULPP Ward: North Town  
Applicant: Aldermen Properties  
Decision: **Permission Granted**  
Decision Date: 25 January 2019  
Proposal: Erection of four 1-bedroom houses within the curtilage of 1 Eastern Road Farmhouse (re-submission of scheme approved with lapsed planning permission 17/00169/FULPP dated 5 June 2017)  
Address **The Farm House 1 Eastern Road Aldershot Hampshire GU12 4TB**

---

---

Application No 18/00861/ADVPP Ward: Empress  
Applicant: Halfords Limited  
Decision: **Permission Granted**  
Decision Date: 08 January 2019  
Proposal: Display one internally illuminated fascia sign, two non illuminated box signs and four non illuminated poster frames on front elevation and one non illuminated goods in sign on rear elevation  
Address **9 Blackwater Shopping Park Farnborough Gate Farnborough Hampshire GU14 8BL**

---

---

Application No 18/00867/FULPP Ward: West Heath  
Applicant: Mr Atul Rajpali  
Decision: **Permission Granted**  
Decision Date: 07 January 2019  
Proposal: Erection of a single storey rear extension  
Address **49 Birchett Road Farnborough Hampshire GU14 8RF**

---

---

Application No 18/00868/FULPP Ward: North Town  
Applicant: Mr & Mrs Knight  
Decision: **Permission Granted**  
Decision Date: 14 January 2019  
Proposal: Erection of a Two Storey Rear Extension and Front Porch  
Address **31 Roberts Road Aldershot Hampshire GU12 4RD**

---

---

Application No 18/00869/FUL Ward: Fernhill  
Applicant: Mr Giles Short  
Decision: **Permission Granted**  
Decision Date: 07 January 2019  
Proposal: Formation of two dormer windows within both side facing roof slopes  
Address **378 Fernhill Road Farnborough Hampshire GU14 9EL**

---

---

Application No 18/00870/TPO Ward: Cove And Southwood  
Applicant: Mr Philip Moody  
Decision: **Permission Granted**  
Decision Date: 30 January 2019  
Proposal: One Oak (T12 of TPO 416A) crown lift by no more than 3 metres from ground level, removal of branch overhanging garden and crown thinning by no more than 10%  
Address **37 Randolph Drive Farnborough Hampshire GU14 0QQ**

---

---

Application No 18/00873/TPO Ward: Knellwood  
Applicant: Mr David Mowbray  
Decision: **Permission Granted**  
Decision Date: 30 January 2019  
Proposal: One Lime (T40 of TPO 431A) re-pollard back to previous reduction knuckles  
Address **2 Wymering Court Farnborough Hampshire GU14 7DH**

---

---

Application No 18/00874/COND

Ward: Wellington

Applicant:

Decision: **Permission Granted**

Decision Date: 25 January 2019

Proposal: Submission of details in respect of Gunhill Zone E, part pursuant to condition 15 (remediation reports) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in relation to plots 102 to 107 and Block D.

Address **Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot Hampshire**

---

---

Application No 18/00876/NMA

Ward: Manor Park

Applicant: B G Properties Ltd

Decision: **Permission Granted**

Decision Date: 11 January 2019

Proposal: Non-Material Amendment : Provision of replacement replica timber joinery windows instead of refurbishing existing windows as amendment to proposals approved with planning permission 18/00235/FULPP dated 7 August 2018

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

---

---

Application No 18/00877/FULPP

Ward: Cove And Southwood

Applicant: Mr Lee Fitzgerald

Decision: **Permission Granted**

Decision Date: 07 January 2019

Proposal: Erection of a wooden lean-to style covered storage area to the side of the property and erection of new 2m high close board fencing along the side boundary to incorporate small strip of amenity land

Address **1 Randolph Drive Farnborough Hampshire GU14 0QQ**

---

---

Application No 18/00879/FULPP Ward: West Heath  
Applicant: Mr PETER JONES  
Decision: **Permission Granted**  
Decision Date: 08 January 2019  
Proposal: Erection of part single and part two storey side extension and single storey rear extensions following demolition of existing garage  
Address **1 Middleton Gardens Farnborough Hampshire GU14 9PH**

---

---

Application No 18/00882/FUL Ward: Empress  
Applicant: Mr D Catt  
Decision: **Permission Granted**  
Decision Date: 21 January 2019  
Proposal: Erection of a single storey front extension and part single and part two storey rear extension  
Address **33 Baird Road Farnborough Hampshire GU14 8BP**

---

---

Application No 18/00888/FULPP Ward: Knellwood  
Applicant: Mr And Mrs Patterson  
Decision: **Permission Granted**  
Decision Date: 14 January 2019  
Proposal: Erection of a single storey rear extension, single storey side extension and raised terrace area to rear  
Address **126 Alexandra Road Farnborough Hampshire GU14 6RN**

---

---

Application No 18/00897/FULPP Ward: St Mark's  
Applicant: Mr David Gubby  
Decision: **Permission Granted**  
Decision Date: 29 January 2019  
Proposal: Installation of security gates, railed fencing, pedestrian gate and central island to main entrance, increase height of existing brick wall and railing to right of entrance and realignment of boundary fence  
Address **Lille Barracks Redvers Buller Road Aldershot Hampshire GU11 2NQ**

---

---

Application No 18/00898/REXPD Ward: Manor Park  
Applicant: Mr A Thompson  
Decision: **Permission Granted**  
Decision Date: 21 January 2019  
Proposal: Erection of a single storey rear extension measuring 4.7 metres from the original rear wall of the house x 3 metres to the eaves and 3 metres overall height  
Address **18 Southmead Road Aldershot Hampshire GU11 3HF**

---

---

Application No 18/00900/CONDPP Ward: North Town  
Applicant: Mr L Allen  
Decision: **Conditions details approved**  
Decision Date: 18 January 2019  
Proposal: Submission of a Construction Management Plan pursuant to Condition 4 of planning permission 18/00544/FULPP dated 25/09/2018  
Address **Transco Compound North Close Aldershot Hampshire GU12 4HA**

---

---

Application No 18/00902/FUL Ward: Knellwood  
Applicant: Mr Tristan Coles  
Decision: **Permission Granted**  
Decision Date: 14 January 2019  
Proposal: Erection of a two storey side extension and front porch (Variation to 18/00324/FULPP dated 13th June 2018 for the erection of a two storey side extension and front porch)  
Address **52 Ashley Road Farnborough Hampshire GU14 7HB**

---

---

Application No 18/00905/FULPP Ward: St John's  
Applicant: Mr & Mrs Mugford  
Decision: **Permission Granted**  
Decision Date: 15 January 2019  
Proposal: Erection of a single storey side extension and a single storey rear extension following demolition of existing side extension and conservatory to rear  
Address **Springdale Trunk Road Farnborough Hampshire GU14 9TX**

---

---

Application No 18/00906/REV Ward: West Heath  
Applicant: Donna Riley  
Decision: **Permission Granted**  
Decision Date: 17 January 2019  
Proposal: Relief of Condition 3 of Planning Permission 96/00257/FUL to allow the conversion of garage to form a habitable room  
Address **62 Cheyne Way Farnborough Hampshire GU14 8RZ**

---

---

Application No 18/00909/COND Ward: St Mark's  
Applicant: TAG Farnborough Airport  
Decision: **Conditions details approved**  
Decision Date: 09 January 2019  
Proposal: Submission of details to comply with condition 24 (cycle parking) attached to planning permission 09/00313/REVPP allowed on appeal dated 10 February 2011  
Address **Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA**

---

---

Application No 18/00912/FULPP Ward: Cove And Southwood  
Applicant: Mr & Mrs Greenwood  
Decision: **Permission Granted**  
Decision Date: 22 January 2019  
Proposal: Erection of a single storey rear extension replacing the existing conservatory  
Address **40 Wisley Gardens Farnborough Hampshire GU14 0RS**

---

---

Application No 18/00917/FULPP Ward: Rowhill  
Applicant: Mr M Sproule  
Decision: **Permission Granted**  
Decision Date: 31 January 2019  
Proposal: Erection of a single storey front extension  
Address **1 Cranmore Close Aldershot Hampshire GU11 3BH**

---

---

Application No 19/00001/FUL Ward: Empress  
Applicant: Mr Martin Dean  
Decision: **Permission Granted**  
Decision Date: 28 January 2019  
Proposal: Widen the existing vehicular access by removing existing kerbstones to enable wider hardstanding parking area to front garden area  
Address **150 Ship Lane Farnborough Hampshire GU14 8BJ**

---

---

Application No 19/00006/FULPP Ward: St John's  
Applicant: Mr & Mrs Sines  
Decision: **Permission Granted**  
Decision Date: 30 January 2019  
Proposal: Erection of part first floor and two storey extension to the side with widening of existing vehicular access to create additional parking spaces  
Address **20 Frome Close Farnborough Hampshire GU14 9NP**

---

---

Application No 19/00021/HCC Ward: Knellwood  
Applicant: Hampshire County Council  
Decision: **No Objection**  
Decision Date: 25 January 2019  
Proposal: The construction of a 36.6 x 18m All Weather Synthetic Turf Pitch and Goal Recesses including associated fencing, gates and access footpath  
Address **St Patricks Catholic Primary School Avenue Road Farnborough Hampshire GU14 7BW**

---

---

Application No 19/00023/COND Ward: Empress  
Applicant: Simeous Property Law  
Decision: **Split decision**  
Decision Date: 29 January 2019  
Proposal: Confirmation that all conditions attached to Planning Permission 06/00784/FUL have been complied with in respect of Calloway House, Coombe Way, Farnborough  
Address **Concept House 250 Farnborough Road Farnborough Hampshire GU14 7LU**

---

---

Application No 19/00040/NMA

Ward: Cove And Southwood

Applicant: Mr D Guymer

Decision: **Permission Granted**

Decision Date: 16 January 2019

Proposal: Non Material Amendment to planning application 17/00195/FULPP dated 2nd May 2017 for the erection of a first floor side extension to allow the removal of the front gable roof at first floor

Address **12 Palmerston Close Farnborough Hampshire GU14 0RL**

---



Development Management Committee  
13th February 2019

Planning Report No. PLN1913

### Appeals Progress Report

#### 1. Appeal Decisions

- 1.1 **16 Riverside Close, Farnborough.** Against the refusal of planning permission for the erection of a part single storey and part two storey front, side and rear extension (18/00523/FULPP).

Planning Permission was refused for the following reason:

“The proposal would give rise to an oppressive and unneighbourly impact on adjoining property No 15 Riverside Close causing unacceptable harm to the occupiers due to the scale, mass and bulk and a sense of enclosure of the proposed extension on the boundary line. The proposal therefore conflicts with 'saved' Policies ENV 17 and H15 of the Rushmoor Local Plan Review (1996 - 2011).”

- 1.2 The Inspector commented that the extension would project considerably to the rear of the property and would present a 12m stretch of blank facing brickwork on the shared boundary in proximity to the neighbouring property. Even though a hipped roof was proposed and part of the affected neighbouring property would be partly used for vehicle parking, it would still represent an excessive and overly dominant extent of built form alongside the neighbour's property.
- 1.3 He also stated by way of comparison, that whilst the extension to 17 Riverside Close has some similarities with the proposal, it had been designed with a recessed first floor, hipped side roof and a lower ridge than the host dwelling.
- 1.4 The Inspector's conclusion stated that the side extension would be more prominent due to its greater public visibility at the end of the cul-de-sac, and its size and bulk would give rise to an unneighbourly impact on the occupiers of the neighbouring property having regard to outlook. Accordingly, the proposal would conflict with policies ENV17 and H15 of the Rushmoor Local Plan (LP) 1996-2011 (2000).

**DECISION : APPEAL DISMISSED**

#### 3 Recommendation

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

**Tim Mills**

Head of Economy, Planning and Strategic Housing

This page is intentionally left blank

**Development Management Committee**  
**13th February 2019**

**Head of Economy, Planning and  
Strategic Housing**  
**Report No. PLN1911**

**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 However whilst good progress has been made on the legal agreement it became evident that it would not be possible to have all outstanding matters completed by 31 January 2019.
- 1.6 Given this the applicants requested an extension of the deadline until 1 March 2019 in order to complete the agreement.
- 1.7 The extension of time until 1 March 2019 and the amended recommendation were agreed as an urgent action by the Chairman of the Development Management Committee in consultation with the Head of Economy, Planning and Strategic Housing on 30 January 2019.
- 1.8 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 1 March 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 1 March 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  
13th February 2019**

**Head of Economy, Planning and  
Strategic Housing  
Report No. PLN1910**

**Residential Redevelopment at : 42-46 Birchett Road, Aldershot**

**1. Introduction**

The development of this site, comprising a total of 58 flats, is nearing completion and the developer is in the process of selling the entire development to a third party. The prospective new owners intend to facilitate the occupation of the entire development as affordable housing consisting of 8 shared ownership, and 50 social rental units. The Council would have nomination rights to all 58 affordable units on terms to be set out in Nomination Agreements with the prospective purchasers.

A s106 Planning Obligation relating to the development as originally approved envisaged a private development and made provision for six units within it to be affordable in order to address the planning policy requirement in this respect.

Notwithstanding the new owners' intention for the whole development to be affordable, the requirements of the existing S.106 agreement to identify and provide six affordable units with associated parking spaces remains part of the planning permission and will do so in any event.

It is therefore necessary for the Nomination Agreements to include and identify these six affordable units, however the prospective purchaser wishes the units and parking subject to this agreement to be different from those currently identified in the S.106 agreement.

The purpose of this report is to seek authority for the Corporate Manager – Legal Services to vary the s106 Planning Obligation accordingly.

**2. Background**

The development site is located to the north of Birchett Road filling the block between Frederick Street to the west and Heathland Street to the east. To the north the site is bounded by the service area for commercial property at Nos.149-165 Victoria Road. The site was previously occupied by vacant office and warehouse buildings. There was also an open service yard within the site with vehicular access from the service road linking Frederick Street and Heathland Street.

Planning permission was granted on 30 October 2013 for residential re-development of this site to provide 58 flats following demolition of the existing buildings (13/00351/FULPP). The approved development comprises a new building of up to five storeys in height and containing 19 X one-bedroom, 30 X two-bedroom, 8 X three-bedroom and 1 X four-bedroom dwelling units with on-site parking spaces within and below the new building.

The permission was subject to a s106 Planning Obligation securing financial contributions for SPA mitigation and avoidance, public open space and transport. It also secured on-site provision of affordable units, comprising three 2-bedroom and three 1-bedroom properties.

A Non-Material Amendment to re-configure the internal parking provision within the scheme was approved in March 2014, 14/00158/NMA. Pre-Commencement conditions of the above-mentioned planning permission were approved in November 2016, 16/00729/CONDPP. The development was lawfully commenced on site within the 3-year life of the planning permission by the demolition of the existing commercial buildings. Construction of the new development itself then commenced in mid-2017 and is currently scheduled to be completed in early 2019. All s106 financial contributions due to Rushmoor have been paid in full.

The affordable housing provision within the approved development, is identified in the s106 Planning Obligation as comprising six units, each with an allocated on-site parking space. These were to be provided by a Registered Provider of Social Housing (RPSH) nominated by the developer, with the Council to be notified of the identity of the RPSH prior to the implementation of the development. The units are identified by the obligation on the first-floor of 'Block C' facing Heathland Street. They comprise 3 X 1-bedroom affordable housing rental units, one of which to be a lifetime home with an allocated disabled parking space. The other three affordable units were to be 2-bedroom shared ownership units. Five further parking spaces allocated to the affordable units are also identified on a plan appended to the s106 Obligation located within the basement parking area of the scheme.

### **3. Proposed amendments to the s106 Planning Obligation**

Solicitors representing the prospective purchaser are in discussion with the Council with respect to the preparation of a Deed of Variation to the original s106 Planning Obligation. This seeks to locate the three shared ownership affordable units in 'Block A' (i.e. facing Frederick Street). All three would still be 2-bedroom flats, two at ground floor level and one at first floor. The three affordable housing rental units are unchanged from the obligation.

The prospective purchaser has confirmed that on-site parking spaces would be specifically allocated to the s106 Affordable Housing units.

As the developer did not identify a RPSH prior to the implementation of the development as required by the existing s106, the prospective purchasers request that this requirement of the s106 be deleted. It is explained that this is being requested in order to avoid the possibility of problems being encountered with the prospective purchaser's lenders on this issue.

#### **4. Planning considerations**

The units identified by the proposal described above are considered to represent an improvement in the provision in respect of the s106 Affordable Housing units since all six units are not now to be located together on the same floor in the same part of the development.

The affordable units would continue to be a mixture of shared ownership and rental units of the same sizes and mix as secured with the original s106. Furthermore, all six identified s106 Affordable Housing units would continue to have specific allocated parking spaces provided within the scheme. Accordingly, there would be no adverse impact from the proposed changes and they are considered acceptable in planning terms.

The developer did not notify the Council of the identity of a RPSH before commencing the development. This was a technical breach of the terms of the s106. However this requirement is now spent and of no ongoing effect or consequence; and it is not considered expedient to pursue this matter. Accordingly, it is considered that there is no on-going planning or other purpose to be served by this requirement remaining and, as such, no objection to the removal of this requirement.

#### **5. Recommendation**

It is recommended that the request to vary the existing s106 Planning Obligation with a Deed of Variation, with detailed wording to be in consultation with the Corporate Manager – Legal Services, as outlined above be AGREED.

**Tim Mills**  
**Head of Economy, Planning and Strategic Housing**

Contact:  
David Stevens -- tel.no. 01252 398738 david.stevens@rushmoor.gov.uk

This page is intentionally left blank



Development Management Committee  
13th February 2019

Directorate of Community and  
Environment  
Planning Report No. PLN1912

**Planning (Development Management) summary report for the quarter  
Oct-Dec 2018**

**1. Introduction**

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1<sup>st</sup> October-31<sup>st</sup> December 2018.

**2. Planning Applications**

- 2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the first quarter. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 79 cases in the quarter and are included in the total figures reflecting workload set out at 3.1 below.

Major and small scale major Applications determined within 13 weeks/PPA target

Decisions in quarter	Oct-Dec 2018	Government Target	2017/2018 Total
5	80%	60%	95.2%

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Oct-Dec 2018	Government Target	2017/2018 Total
16	93.7%	65%	71%

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

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

Decisions in quarter	Oct-Dec 2018	Government Target	2017/2018 Total
78	94.8%	80%	94.9%

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

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

2017/18 Total	Government Target	Oct-Dec 2018	Appeal Decisions
11%	40% max	0%	0

### 3. Workload

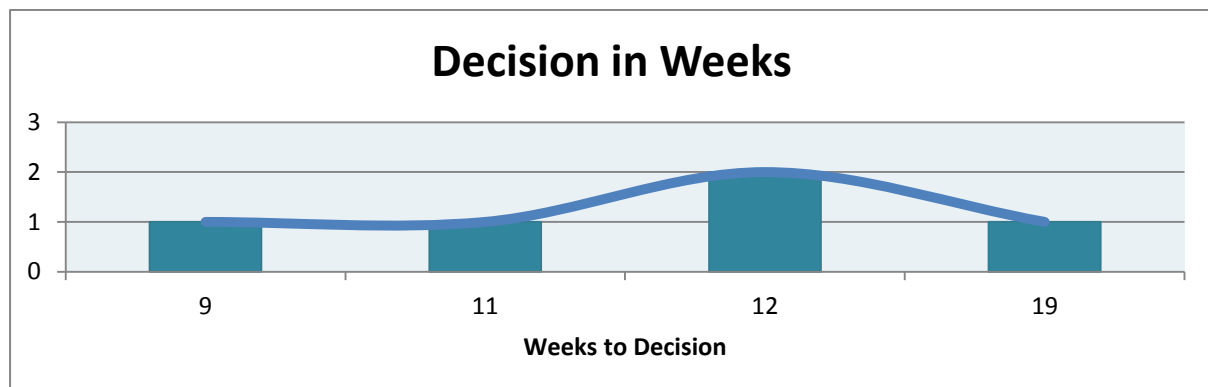
3.1 This section deals with workload demand on the Development Management Section in the past three months.

Departmental Work Demand Oct-Dec 2018

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
214	80	1867	178	2

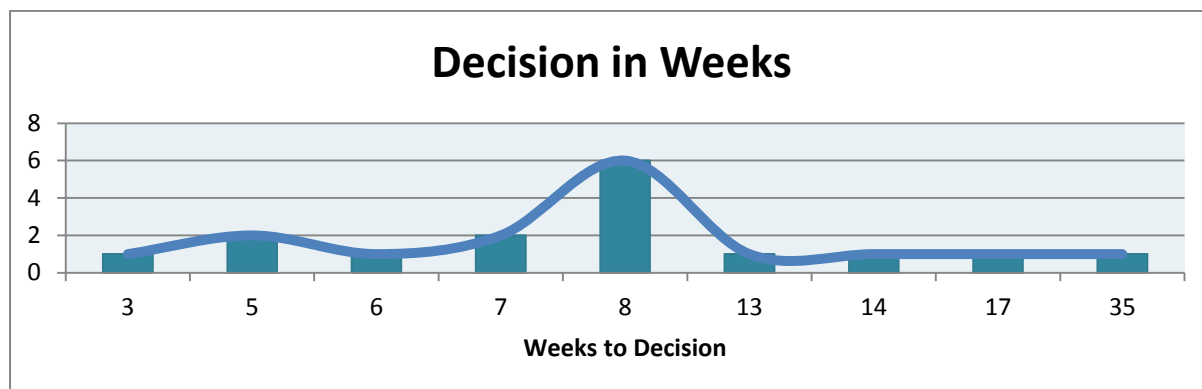
3.2 The following graphs present the time period being taken to determine different types of application.

Major and small-scale majors Total 5



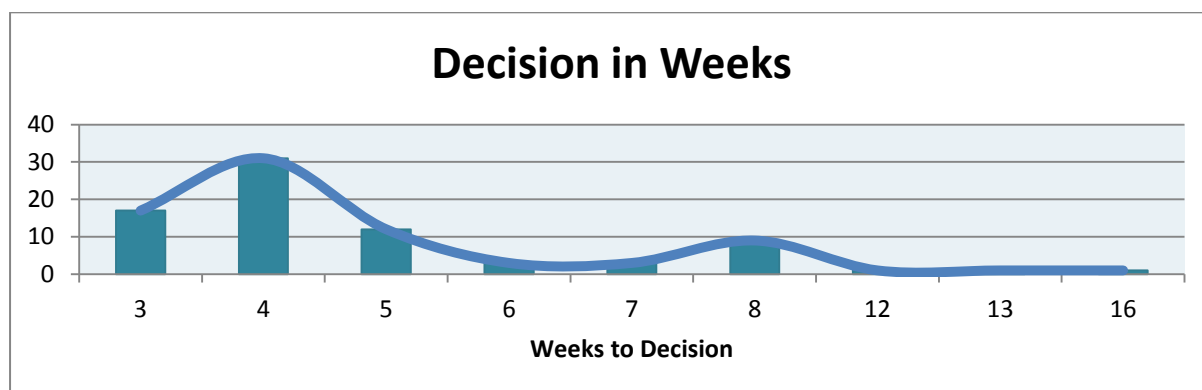
3.3 Performance with regard to Major applications remains well above the Government target with four of five cases determined within the statutory 13 week period.

Minor (Non householder) applications Total 16



3.4 This second graph illustrates the determination times for minor applications, 93.7% of which were determined within the statutory period or in accordance with agreed extensions of time.

'Other' (Including Householder) applications Total 78



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

#### 4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £60,550 against a budget estimate of £100,000.

4.2 The total amount of pre-application fee income received for the quarter was £7,539 against a budget estimate of £9,000.

#### 5. Section 106 contributions

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

Section 106 contributions received	Oct-Dec 2018
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£581,705.43
Open Space (specific projects set out in agreements)	£103,075.20
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £0 b) £293,410.00 c) £0
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm (Hart)	a) £0 b) £32,105.00 c) £0 d) £65,454.43 e) £0
Transport (specific projects set out in agreements)*	£87,661.00

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

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

Two new undertakings/legal agreements were signed in the period Oct-Dec 2018.

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

- 6.1 This third quarter saw sustained numbers of application submissions and resurgence in pre-application submissions to 80 compared to 50 in the previous quarter. Pre-application fee receipts were however below the budget for the quarter and now stand currently at £23,108 for the first nine months of the financial year against an estimate of £27,000. Planning application fee income fell below the budget projection by £39,500 where the previous quarter had exceeded the estimate. The aggregate position leaves the application fee income total for the first nine months of the financial year at £309,900 against a budget estimate of £360,000.
- 6.2 Whilst the numbers of applications and pre-application submissions have remained steady or have increased, the reduction in fee receipts is principally attributable to fewer enquiries and applications in respect of large-scale or major schemes, which can command large individual fees with the consequent effect on receipts.

## **7. Wellesley**

- 7.1 Progress on the residential phases of Wellesley continues with Maida now substantially complete and occupied. In the Corunna Development Zone, opposite Maida on the west side of Queen's Avenue, works are at an advanced stage on Phases B1 & B2 (227 residential units) and to date 81 units are occupied, including some affordable housing.. Works have commenced on Corunna Phases B3 & B4 to provide a further 454 residential dwellings.
- 7.2 A planning application for a proposed new junction and pedestrian crossing at the north-eastern end of Pennefather's Road (secured by the Wellesley s106 legal agreement) has been submitted and is under consideration. The crossing will provide Wellesley residents with access to sports pitches, public open space and SANG, located on the northwest side of the A325 Farnborough Road.
- 7.3 Construction is nearing completion at Gunhill (Development Zone E) consisting of 107 residential units. This is located west of the Cambridge Military Hospital and north of Hospital Road.
- 7.4 Works have commenced at McGrigor Zone D. This zone is north of the Cambridge Military Hospital and east of Maida Zone. This phase will provide a total of 116 residential units.

## **8. Recommendation**

- 8.1 That the report be NOTED

Tim Mills  
Head of Economy, Planning and Strategic Housing  
Contact: John W Thorne 01252 398791

*BACKGROUND PAPERS: None.*

This page is intentionally left blank