

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 13th March, 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 MEMBER

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

STANDING DEPUTIES

Cllr Veronica Graham-Green
Cllr P.F. Rust

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

A G E N D A

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

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

2. **MINUTES** – (Pages 3 - 8)

To confirm the Minutes of the meeting held on 13th February, 2019 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 9 - 60)

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1914 on planning applications recently submitted to the Council (copy attached).

Item	Reference Number	Address	Recommendation
1	18/00225/LBCPP	Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot	For information
2	18/00367/OUTPP	Former Police Station, Pinehurst Avenue, Farnborough	For information
3	18/00614/FULPP	Randell House, Fernhill Road, Blackwater, Camberley	For information
4	19/00028/FULPP	Asda, Westmead, Farnborough	For information
5	19/00048/FULPP	Pinehurst 4, Pinehurst Road, Farnborough	For information
6	19/00049/FUL	Moor Road Playing Fields, Farnborough	For information
7	19/00103/FUL	Block 3, Queensmead, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
8	17-39	18/00887/FULPP	Abercorn House, Fernhill Road, Blackwater, Camberley	Grant
9	41-48	19/00099/COUPP	44 Caswell Close, Farnborough	Grant

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

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 61 - 66)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1916 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEALS PROGRESS REPORT – (Pages 67 - 68)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1917 (copy attached) on the progress of recent planning appeals.

6. **URGENT ACTION - ALDERSHOT BUS STATION – (Pages 69 - 70)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1915 (copy attached) on the further extension of time in respect of Aldershot Bus Station.

7. **URGENT ACTION - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH – (Pages 71 - 72)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1918 (copy attached) on the further extension of time in respect of Meudon House, Meudon Avenue, Farnborough.

MEETING REPRESENTATION

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

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

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Development Management Committee
13th March 2019

Head of Economy, Planning and Strategic Housing

Declarations of interest

Name: Cllr _____

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

Agenda Item No.	Planning Application No.	Application Address	Reason

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 13th February, 2019 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr B.A. Thomas (Chairman)
Cllr J.H. Marsh (Vice-Chairman)

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

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar and Cllr Jennifer Evans.

Cllr P.F. Rust attended the meeting as a Standing Deputy.

Non-Voting Member

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

60. DECLARATIONS OF INTEREST

There were no declarations of interest.

61. MINUTES

The Minutes of the meeting held on 16th January, 2019 were approved and signed by the Vice-Chairman.

62. 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:

18/00734/FULPP

(No. 165 North Lane, Aldershot);

- (ii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. PLN1909, be noted; and
- (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);
19/00028/FULPP	(Asda, Westmead, Farnborough);
19/00048/FULPP	(Pinehurst 4, Pinehurst Road, Farnborough);
19/00049/FULPP	(Moor Road Playing Fields, Farnborough).

63. REPRESENTATIONS BY THE PUBLIC

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

Application No.	Address	Representation	In support of or against the application
18/00734/FULPP	No. 165 North Lane, Aldershot	Mr. I. Mamud	In support

64. APPEALS PROGRESS REPORT

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1913 concerning the following appeal decision:

Application / Enforcement Case No.	Description	Decision
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18/00523/FULLPP	Against the refusal of planning permission for the erection of a part single storey and part two storey front, side and rear extension at No. 16 Riverside Close, Farnborough.	Dismissed
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65. URGENT ACTION - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1911, regarding an urgent decision, made in consultation with the 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. At its meeting on 16th January, 2019, the Committee had noted an urgent decision that had been made to agree an extension of this deadline to 31st January, 2019, at the request of the applicant.

It was reported that, whilst good progress had been made on the legal agreement, it had become evident that it would not be possible to have all outstanding matters completed by 31st January and the applicants had requested a further extension of the deadline to 1st March, 2019.

The further extension of time for completion of the agreement had been agreed as an urgent action by the Chairman, in consultation with the Head of Economy, Planning and Strategic Housing, on 30th January, 2019.

RESOLVED: That the report be noted.

66. VARIATION OF LEGAL AGREEMENT - 42-46 BIRCHETT ROAD, ALDERSHOT

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1910, which sought authority to vary the terms of the legal agreement relating to affordable housing at Nos. 42 – 46 Birchett Road, Aldershot. Members were reminded that the original planning permission had been granted for the erection of 58 flats. This permission had been subject to a legal agreement

which had secured six affordable housing units. Members were informed that the development was nearing completion and that the developer was in the process of selling to a third party. The prospective new owner now intended to facilitate the occupation of the entire development as affordable housing, consisting of eight shared ownership and 50 social rental units. Despite this, it was still necessary for the permission to identify the six required affordable units and the prospective purchaser had asked that these should be different to those currently identified in the legal agreement. This change would require the Council's Corporate Manager – Legal Services to vary the Section 106 Planning Obligation accordingly.

RESOLVED: That the request to vary the existing Section 106 Planning Obligation with a deed of variation, as set out in the Head of Economy, Planning and Strategic Housing's Report No. PLN1910, be agreed, with detailed wording to be agreed with the Corporate Manager – Legal Services.

67. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER - DECEMBER 2018**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1912, which provided an update on the position with respect to achieving performance indicators for the Development Management section of Economy, Planning and Strategic Housing and the overall workload of the section for the quarter from 1st October to 31st December, 2018.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. PLN1912 be noted.

The meeting closed at 7.42 pm.

CLLR B.A. THOMAS (CHAIRMAN)

Development Management Committee

13th February 2019

Appendix "A"

Application No. 18/00734/FULPP 12th October 2018
& Date Valid:

Proposal: Change of use from A1 Retail to A5 Hot Food Takeaway (Rooster Shack) (Amended Location Plan received) at **165 North Lane Aldershot Hampshire GU12 4SY**

Applicant: Mr Akeel Rehman

Reasons: 1 The proposed development, by virtue of the absence of on-site parking, limited availability of on-street spaces during the evening and the corner location of the site, would be likely to attract indiscriminate and obstructive short term customer parking in the vicinity to the detriment of highway safety in the local area, contrary to Policies CP16 of the Rushmoor Core Strategy (2011) and Policy IN2 of the Draft Submission Rushmoor Local Plan (June 2017).

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Development Management Committee
13th March 2019

Head of Economy, Planning and
Strategic Housing
Report No.PLN1914

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 Local Plan (Adopted Feb 2019)*
- *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).*

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Section A

Future items for Committee

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

Item	Reference	Description and address
1	18/00225/LBCPP	<p>Soft and hard landscape works within the setting of the Ramsden Garden Wall Memorial.</p> <p>Ramsden Garden Wall Memorial - Montgomery Lines Aldershot, Hampshire</p> <p>Further work is in progress on amendments to this proposal.</p>
2	18/00367/OUTPP	<p>Outline application for the erection of up to 174 units across 8 storeys (plus a semi-underground car park) with associated car parking, cycle parking, open space, landscaping, lighting, drainage and associated infrastructure, engineering and service operations (all matters reserved).</p> <p>Former Police Station, Pinehurst Ave, Farnborough, Hampshire</p> <p>Progress with arrangements to address impact on the Thames Basin Heaths SPA is awaited. The application will be presented to the Development Management committee in due course.</p>

3	18/00614/FULPP	<p>Proposal: Demolition of all buildings at Randell House, including the former All Saints Chapel, and erection of a new building to accommodate specialist nursing facility comprising 58 bedrooms and a 2-bedroom rehabilitation apartment to provide 24-hour care for people with a range of complex care needs (Use Class C2) with associated access, parking, and landscaping.</p> <p>Randell House Fernhill Road Blackwater Camberley</p> <p>The consultation period in respect of this application has expired and a number of consultees have responded requesting additional information from the applicants, which the applicants' agents are currently working on. The application will be presented to the Development Management Committee in due course. The Committee has agreed to undertake a Site Visit at a date to be determined when the application is ready for consideration.</p>
4	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>Asda, Westmead, Farnborough</p> <p>Discussion of consultation responses is in progress.</p>
5	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>Pinehurst 4 Pinehurst Road Farnborough</p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>
6	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>Moor Road playing fields, Farnborough</p> <p>This application has only recently been received and discussion of consultation responses is in progress.</p>

7	19/00103/FUL	<p>Partial demolition of Kingsmead shopping centre (former Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor (3,108 sq m), 99 apartments over nine floors, private amenity space, 55 car parking spaces, 210 bicycle parking spaces, a bridge link and alterations to the existing car parks serving Block 2 and The Meads, a new entrance to The Meads shopping centre and associated works.</p> <p>Block 3, Queensmead, Farnborough</p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>
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Section B

Petitions

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

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

Case Officer	David Stevens
Application No.	18/00887/FULPP
Date Valid	18th December 2018
Expiry date of consultations	18th February 2019
Proposal	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
Address	Abercorn House Fernhill Road Blackwater Camberley
Ward	Fernhill
Applicant	Fairlie Holdings Ltd
Agent	Indigo Planning Ltd
Recommendation	GRANT

A Members' Site Visit took place on Saturday 23rd February 2019.

Description & Relevant History

Abercorn House is a vacant 90-bed care home located occupying an elevated site in a corner position at the junction of Fernhill Road with Woodlands Walk. Although subject to some extensions and alterations, the main buildings date from circa 1950. The application site measures approximately 0.51 hectares. Within this site, approximately a quarter of the area at the highest ground level fronting Woodlands Walk contains the principal 'in' and 'out' vehicular access and stands of trees and shrubs. The building occupies the perimeter of much of the remainder of the site, with a 'C'-shaped footprint enclosing a courtyard garden area facing south-east. There is vehicular access to a service area from Fernhill Road to the east of the building. The building varies in height as the site slopes to the south, being 3 storeys in height to the north, rising to 4 storeys to the rear (south). Abercorn House was constructed to provide care or close-care accommodation for elderly persons. It has been unoccupied for

approximately 2 years following the opening of the adjoining new care home. The road frontage boundaries of the site to the north and east are enclosed with security fencing.

To the west of the current application site are residential properties at Woodlands Walk and Woodlands Close, with No.15 Woodlands Walk and Nos.9 and 10 Woodlands Close sharing a boundary with the application site. To the north, on the opposite side of Woodlands Walk and within Hart District, is the boundary of Hawley Hurst private school, formerly known as Hawley Place School.

To the south of the site is a new care home run by Gracewell Healthcare constructed pursuant to planning permission 13/00343/FULPP. This neighbouring building, known as "Gracewell of Camberley", was the first phase of a comprehensive development of a larger site including the current application building, the land now occupied by the Gracewell care home and adjoining sheltered bungalows at Hamilton Court further to the south, and the Randell House care home on the opposite side of Fernhill Road at the junction with Fernhill Lane. The current proposals arise from the sale of Abercorn House (to the current applicants, Fairlie Healthcare) and Randell House (to Hamberley Developments Ltd.) The new owners of these portions of the 2013 comprehensive scheme both have proposals that differ significantly from those approved in 2013.

The Randell House site is subject to a planning application also under consideration by the Council (18/00614/FULPP). This application will be subject to a separate Members' Site Visit and Committee consideration in due course.

The 2013 planning permission has been partially implemented; with New Hamilton Court and the new Gracewell Healthcare care home buildings (Phase 1 of the 2013 permitted scheme) constructed and completed. Phase 2 of the approved development was to involve the demolition of Abercorn House and construction of a new 45-bedroom specialist dementia care home. Phase 3 of the 2013 approved development was to comprise the demolition of Randell House and the erection of a new building comprising 37 new close-care (Class C2) apartments

An application proposing a material minor amendment (MMA) to the phasing plan for the 2013 approved development was refused by the Council in March 2018, 18/00033/REVPP. This sought to remove the Abercorn House redevelopment comprising Phase 2 entirely from the approved scheme phasing in order to pave the way for the current applicants' alternative proposals for the retention and conversion of the existing building for continuing Care Home use on a stand-alone basis, whilst ensuring that Phase 3 of the approved 2013 scheme (re-development of Randell House) remained intact and unaffected. The reasons for refusal of this application were:-

"The scale and nature of the amendments are considered to alter the approved development in a material way such that the resultant development would be substantially different from the previously approved development. Accordingly, the submission of the proposals as material minor amendments using s73 of the Act is considered inappropriate. Should the amendments be pursued a formal planning application will be necessary."

The new owners are consequently pursuing the current proposals for Abercorn House. This seeks the retention and internal and external refurbishment of the existing building; together with some external alterations and extensions to enable the re-use of the building as a care home (Use Class C2). This would feature en-suite bed spaces for a maximum of 50 residents to meet current care home standards instead of the previous provision of 90 bed spaces. The proposed scheme would include a 2-bedroom Manager's flat, a 1-bedroom Doctors' flat and a

further 4 staff bedrooms on site. Planning permission is not required for the continued use of the building in C2 care home use as this is the existing lawful use of the building. The proposed external alterations to the building and site fall into three categories: (a) proposed extensions that require planning permission; (b) external alterations that would have a material impact on the character and appearance of the building and require planning permission; and (c) non-material and de-minimis external alterations that do not require planning permission. The main elements of the external additions and alterations to the building that require planning permission are:-

- (a) Works involved in constructing parking spaces with the new retaining walls and alterations to widen the adjoining vehicular access driveways from Woodlands Walk and construction of a mini-bus parking bay;
- (b) Installation of replacement double-glazed windows to match the existing windows where required to improve the thermal efficiency of the building to modern standards;
- (c) A new lift overrun roof extension projecting above the roof on the south-west elevation adjacent to the rear garden of No.9 Woodlands Close, which is designed to have the appearance of a large chimney;
- (d) Erection of a first- and second-floor infill extension to create four new bedrooms on the north-east elevation facing Fernhill Road;
- (e) Erection of a separate two-storey extension incorporating a roof gable feature (to provide a store room at ground floor and a bedroom for a proposed managers' flat at first-floor) located approximately centrally within the north-east elevation facing Fernhill Road;
- (f) Erection of a raised parapet to the flat roof area over the kitchens on the north-east elevation
- (g) Erection of a timber-screened first-floor amenity terrace at the south-east corner of the building with an external access stair from the level below;
- (h) Re-surfacing of the service yard areas with tarmac; and
- (i) Installation of windows in the place of the garage doors to provide light into a hydrotherapy pool area to be provided at the basement level;

There are also proposals for the introduction of additional landscape planting to the site to improve screening from neighbours; and to integrate the revised on-site parking to the front of the building (a total of 17 spaces including the minibus space and two disabled spaces) into the site. The existing metal palisade security fencing installed on the road frontage boundaries of the site would be removed.

The application is accompanied by a Design, Access & Planning Statement; Planning Statement & Statement of Community Involvement; Chimney Visual Impact Study; Non-Intrusive Structural Survey Report; Ecology Survey Report; Bat Detector Survey Report; Arboricultural Survey & Planning Integration Report; and a Transport Statement. An Addendum to the Transport Statement was submitted on 25 January 2019. As a result of amended plans and details received on this date, the applicants confirm that, although not located within the red-line of the application site, they own 8 parking spaces within an existing parking area on the opposite side of Fernhill Road within Hart District.

Consultee Responses

HCC Highways Development Planning	No highway objections following receipt of amended/additional plans and details on 25/01/2019; subject to conditions concerning provision and retention of parking; and submission of a Construction Management Plan
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Environmental Health	No objection subject to conditions concerning hours of work on site and submission of a Construction Management Plan to address how noise and dust emissions are to be mitigated during the demolition and construction phases of the proposed development.
Ecologist Officer	No objection subject to conditions.
Arboricultural Officer	No objection subject to conditions.
Hampshire Fire & Rescue Service	No objections, but provides generic fire safety advice.
Hart District Council	No objections.
Natural England	No objections.
Crime Prevention Design Advisor	No comments received
Thames Water	No comments received.
Hampshire & I.O.W. Wildlife Trust	No comments received.

Neighbours notified

In addition to posting a site notice, 20 individual letters of notification were sent to properties in Woodlands Walk and Woodlands Close; and including the adjoining 'Gracewell of Camberley' care home. These written notifications have included all properties adjoining the application site.

Neighbour comments

- 1 Woodlands Close Representation : Transport Study does not provide for peak visitors times eg. weekends, nor for service contractors vehicles as seen in Gracewell's visitors spaces. Building contractors should be restricted to on-site. Control essential to ensure Woodlands Walk/Close are not used in preference. Will a control/liaison staff member be appointed? [*Officer Note: Planning permission cannot be withheld on account of the likely impacts of the site clearance and construction period of a development*].
- Following excessive parking in Woodlands Walk/Close, "yellow lines" were introduced by the Council. These restrictions are ignored daily by drivers picking up children [*Officer Note: from the adjoining private school : this issue is undoubtedly of concern to some local residents, however it is clearly an issue relating to visitors to an adjoining site, in this case located outside Rushmoor Borough, rather than an issue encountered with the current application site*].

- 9 Woodlands Close Representation : 1. Insufficient screening either side of existing mature oak as the leylandii shown on the submitted drawings have died/removed. Request additional 'small tree planting';
2. Provide further details of small trees; type and planted height;
3. Why no small tree planting adjoining No. 10 Woodlands Close?
4. Is there a management plan to minimise noise arising from the care home's operations?

Policy and determining issues

The site is located within the built-up area of Farnborough. It is not located within a Conservation Area and does not contain nor adjoin a Listed Building. Rushmoor Core Strategy Policies CP1 and CP2 (sustainable development principles and design & heritage respectively); and saved Local Plan Policy ENV17 (general development criteria) are general policies that variously indicate that development proposals will be permitted that do not give rise to any demonstrable harm to amenity.

At the time of writing, with effect from 21 February 2019 (subject to a six week judicial challenge period), the New Rushmoor Local Plan 2014-2032 is adopted by the Council as the Development Plan for the area. As a result, on this date Policies in the Rushmoor Core Strategy and saved old Local Plan policies are superseded. Having regard to the New Rushmoor Local Plan, Policies SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), LN4 (Specialist & Supported Accommodation), NE1 (Thames Basins Heaths Special Protection Area), NE3 (Trees & Landscaping), NE4 (Biodiversity) are considered relevant to the consideration of the current application.

It is considered that the main consideration for the Council lies in the comparison between the extant 2013 re-development scheme approved with planning permission 13/00343/FULPP and what is now proposed as an alternative, including the retention of the existing building with the proposed extensions and other external alterations. It is considered that the following are the main determining issues for the current proposals:-

- (a) Principle;
- (b) Visual Impact upon the character and appearance of the area, including impact on trees;
- (c) Impact on Neighbours;
- (d) Highways Considerations; and
- (e) Ecological Impacts.

Commentary

1. Principle – Since Phase 1 of the 2013 permission (the Gracewell care home) has been implemented, there is no time limit for the commencement of Phase 2 of these previously approved works, involving the re-development of both Abercorn and Randell Houses with new-build care home buildings. The extant and still implementable 2013 planning permission in respect of Abercorn House is a fallback position for the applicants in the current case. Nevertheless, the Council cannot require the implementation of the approved Phase 2 works, since there is no obligation for approved developments to be implemented in full.

In this case, the alternative proposals being pursued by the current owners, involve the retention of the existing building as a care home falling within Use Class C2.

Planning permission is not required for the retention of the existing Abercorn House building; or for the continued use of the building as a care home. What requires planning permission in respect of the current planning application are solely the various extensions and material external alterations to the building as described.

In the circumstances it is considered that the current proposals are acceptable in principle subject to all other relevant planning issues being satisfactorily addressed.

2. Visual Impact – Abercorn House is located in an elevated position and is an established part of the street-scene in Fernhill Road in this vicinity, including the existence of a service yard area directly adjoining the road frontage. Abercorn House is now closely adjoined and partially screened from view from Fernhill Road by the substantial mass and bulk of the Gracewell care home to the south. Abercorn House is less visible from Woodlands Walk on account of the established trees and shrubbery that largely enclose and screen this road boundary of the site. In general terms, the retention of the existing Abercorn House building cannot give rise to any material harm to the established character and appearance of the area.

Abercorn House is architecturally unremarkable and it is clearly of a design and appearance that is dated and in need of refurbishment. The previous proposals for the demolition of the building and its re-development with a new care Home building were previously supported by assertions that the existing building was in a poor state. Nevertheless, it is evident that the current applicants are satisfied that re-use is feasible and economically viable on the basis of the Building Survey Report submitted with the application. It is considered that the proposed re-use and refurbishment of the existing building would have a positive impact upon the visual appearance of the site.

The proposed extensions are located on parts of the building nearest to Fernhill Road and it is considered that they would give this elevation a more unified visual appearance. Whilst both proposed extensions would be readily visible, they are relatively small in scale and are considered to be of an external design sympathetic to the existing building and vicinity.

The proposed lift overrun roof extension would be a bulky addition to Abercorn House, however it would be located on an elevation that would be less visible from public viewpoints. The applicants have submitted a visual impact analysis considering the impact on publicly-accessible views from Woodlands Close that is considered to be satisfactory that this proposed new feature would be relatively distant and partially screened. Accordingly it is considered that this element of the proposals would not detract materially and harmfully from the character and appearance of the area.

It is not yet known how many of the existing windows would have to be replaced, although it is considered likely that this would involve a significant number as a result of the need to improve the thermal efficiency of the building to meet Building Regulations and generally improve the internal living environment. It is unlikely that replacement windows would be entirely identical in appearance to the existing units, although the extent to which this would be the case is dependent upon the degree of care taken in selecting and ordering the new window units. It is therefore considered appropriate to impose a suitably-worded condition to require the submission and approval of details and specifications of proposed replacement window units and their locations.

The proposed insertion of windows to serve the proposed basement level hydro-therapy pool would have little visual impact as they would not be readily visible.

Although the works to the front of the building to provide additional on-site parking spaces would be of significant scale, they would not be readily visible from the street in Woodlands Walk and would have an acceptable visual appearance.

The existing security fencing installed to enclose the property is to be removed. The submitted plans indicate that the north corner of the site from the eastern vehicular entrance on Woodlands Walk around the corner into Fernhill Road would be enclosed with a new 1.2 metre high visually permeable metal fence. Other sections of the road boundaries of the site would not need to be enclosed once the building is re-occupied. It is considered that the proposed removal of the existing security fencing and the installation of lower more appropriate boundary enclosures would improve the visual appearance of the site and is to be welcomed. It is considered appropriate that the removal of the security fencing be required by condition, together with the submission of details of the proposed new means of enclosure.

The submitted Tree Survey Report indicates that there would be minimal loss of existing trees and those that would be lost would all be 'C' category trees. The submitted Report also considers the impact of proposed works, largely in respect of the proposed alterations to the parking area and driveways, upon trees to be retained. It is concluded that low-impact methods of construction, as specified, would render any impacts acceptable. The Council's Arboricultural Officer concurs with this assessment and the proposals and therefore raised no objections subject to the imposition of appropriate tree protection conditions.

It is considered that the proposed extensions and alterations to the exterior of Abercorn House are acceptable in visual terms such that no material harm to the visual character and appearance of the area would arise.

3. Impact on Neighbours – The existing Abercorn House building is located in proximity to adjoining residential properties at Nos.15 Woodlands Walk and Nos.9 and 10 Woodlands Close. Nos.11 and 12 Woodlands Close do not physically adjoin the application site (they back on to the boundary with the Gracewell care home instead), but are also located close to Abercorn House. Whilst there are other residential properties in Woodlands Walk and Woodlands Close, none are affected by the existing building to the same extent.

Whilst the implementation of Phase 2 of the 2013 planning permission would have seen the replacement of the existing Abercorn House building with a lower building sited further from neighbouring properties, these proposals are not now being pursued. The relationship of the existing Abercorn House building to the neighbouring residential properties is long-standing and the adjoining houses were built significantly later than Abercorn House. In the circumstances, it is considered that the only consideration that can be given to the impact on neighbours in respect of the current application relates to those proposed external changes to the building that require planning permission.

In general terms it is considered that the current proposals would result in an improved relationship with neighbouring residential properties. Modern care home standards mean that the re-occupation of Abercorn House would be less intensive than was been the case previously. Whilst there would be no reduction in the number of windows in the west elevation of Abercorn House facing adjoining residential properties, there would be a reduction in the number of bedrooms and occupants within this section of the building. The applicants also indicate that, as is a standard provision with modern care homes, occupied rooms would be provided with privacy blinds/curtains.

The proposed extensions to the existing building are located on the east wing of the building and some distance from adjoining residential properties. Whilst the proposed lift overrun would be located on the west-facing roof slope of the building where it would be visible from the adjoining and nearby residential properties, it is not considered to give rise to material and harmful impact upon the amenities of occupiers of these dwellings. Similarly, the proposed hydro-therapy pool windows would be located at low level and at right-angles to the boundary shared with these neighbours. No undue impact would arise in that respect.

The west boundary of the application property shared with the adjoining residential properties contains some screening trees and shrubbery both within and outside the site of variable height, maturity and with some gaps. The boundary shared with the rear garden of No.10 Woodlands Close is particularly open at present on account of the recent loss/removal of a tree. The application proposes the provision of new tree and shrub planting within the site along the boundaries with adjoining residential properties. Details of this planting are not provided with the application, nevertheless it is considered that this detail could be required by condition.

The application site also adjoins the new Gracewell care home to the south. It is considered that the relationship of the proposed development to this neighbour would give rise to no material and undue relationships and is considered acceptable in planning terms.

4. Highways Considerations – The proposals represent a reduction in the occupancy capacity of Abercorn House from a previous 90 client bedrooms to the current proposals with a total of 50. This is an increase in 5 client bedrooms over the approved new-build Phase 2 scheme of 2013. In addition, the refurbished building would have ancillary staff accommodation comprising a 2-bedroom Manager's flat, a 1-bedroom Doctors' flat and a further 4 staff bedrooms. A total of 17 on-site parking spaces are shown, of which one comprises a minibus parking space and 2 are to disabled standard. A further 8 parking spaces in the ownership and control of the applicants are available in the area on the opposite side of Fernhill Road. These parking spaces are identified on a revised site location plan. Abercorn House would, as a result of the proposals, be provided with a total of 25 parking spaces.

The applicable car parking standard for Care Homes according to the Council's current adopted Parking Standards SPD (November 2017) is based on a number of visitor spaces calculated at 1 space for every 4 client bedrooms (so 12.5 spaces), plus 1 space for each full-time equivalent member of resident staff (a further 6 spaces), plus 1 space for every 2 full-time equivalent non-resident staff. On this basis, it is considered that the overall parking provision for Abercorn House would be adequate, subject to a condition to require that the indicated quantum of parking spaces are provided and retained at all times for parking purposes for the use of staff and/or visitors to the property.

It is proposed that the existing vehicular entrance from Woodlands Walk and the service area on Fernhill Road would be brought back into use. The revisions to the parking area to the front of the building would provide adequate vehicle manoeuvring space. Abercorn House would also retain adequate space on-site for ambulance access and egress.

As a result of the additional information provided by the applicants concerning the parking available to Abercorn House the Highway Authority (Hampshire County Council Highways) raise no highways objections to the proposals. This is subject to a condition requiring the provision and retention of the parking spaces indicated to be available to Abercorn House; but also in respect of the submission of a Construction Management Plan. In this latter

respect the scale of the works involved is significant in a vicinity where there are existing highway parking congestion problems associated with the nearby Hawley Hurst School. In the circumstances it is therefore considered entirely reasonable to require the submission of a Construction Management Plan.

It is considered that the proposals are acceptable in highways terms.

5. Ecological Impacts – the application property is located in a sensitive position with regard to the Thames Basin Heaths Special Protection Area (TBHSPA or SPA), since it is wholly located within the 400-metre buffer zone from the nearest component part of the SPA at Hawley Woods. Within this zone it is Natural England's (NE's) view that there can be no means of satisfactorily mitigating for the impact of any proposed new residential development, either alone or in combination, upon the integrity and nature conservation interest of the SPA.

The plans for Abercorn House do not indicate any significant resident staff accommodation was provided previously within the building, although a detached 'Matrons' Cottage' was demolished as part of the re-development creating the adjoining Gracewell care home. Some staff for Abercorn House were previously billeted within the old Hamilton Court bungalows, removed with the construction of the Gracewell care home. Natural England has raised no objections to the proposals on SPA grounds on the basis that the care home would accommodate immobile residents; and that the provision of ancillary staff accommodation within the property can be undertaken without the need for planning permission.

Following some ecology inspections of the application property the Council's Ecology Officer is satisfied that the site has limited ecological potential and, as such, that it is appropriate to raise no objections subject to the imposition of planning conditions requiring detailed proposals for provision of some ecological enhancement at the site to address the requirements of New Rushmoor Local Plan Policy NE4.

Conclusions – It is considered that the proposals are acceptable in principle, visual and highway terms, have no material and harmful impacts upon neighbours, and give rise to no significant impact, alone or in combination, upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to the requirements of Policies SS2, IN2, DE1, LN4, NE1, NE3 and NE4 of the Rushmoor Local Plan (adopted February 2019) and Rushmoor Core Strategy Policies CP1 and CP2; and saved old Rushmoor Local Plan Policy ENV17.

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers:- ORME 932/001 REV.F; 932/002 REV.C; 932/010 REV.A; 932/011; 932/012; 932/013; 932/014; 932/015; 932/020; 932/021; 932/022; 932/030 REV.A; 932/031 REV.A; 932/032 REV.A; 932/033 REV.A; 932/034 REV.A; 932/035 REV.A; 932/038; 932/040 REV.A; 932/041 REV.A; 932/042 REV.A; 932/SK24; 932/SK25; 932/SK26; NPA 10980 302; NPA 10980 401; NPA 10980 402; Agents Covering Letter; Planning Statement & Statement Of Community Involvement; Design, Access & Planning Statement; Chimney Visual Impact Study; RPS Transport Statement; Arboricultural Survey & Integration Report; Ecology Survey; Bat Detector Survey; And Structural Survey.

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

- 3 The external finishing materials of the works hereby permitted shall be with materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

- 4 In the event that windows in the existing building are to be replaced, the window replacements shall not take place until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- (a) plan(s) identifying the location of all of the windows to be replaced; and
- (b) full plans/details and/or a sample of the proposed replacement window unit frames, glazing, window bars, cills etc to be installed.

The window replacement shall subsequently be carried out in full accordance with those details as may be approved and retained thereafter.

Reason - To ensure satisfactory external appearance. *

- 5 Prior to the first re-occupation of the care home building the subject of this permission, the existing metal palisade security fence and gates enclosing the road frontage boundaries of the site shall be removed from the site.

Reason - To accord with the indicated intentions of the applicants in the interests of the visual amenities of the area.

- 6 Prior to occupation of the care home the subject of this permission, screen and boundary walls, fences, hedges or other means of enclosure shall be installed and/or repaired/reinstated in accordance with the indications to this effect shown on the plans hereby approved. In the case of the proposed '1.2 metre high visually permeable metal fencing' indicated to be provided on the road frontage boundaries of the application site, this shall be in accordance with details of this proposed fencing to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained thereafter in accordance with the details shown on the plans hereby approved and/or approved pursuant to this condition.

Reason - In the interests of the amenities of the area and of neighbouring properties. *

- 7 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purpose of a Use Class C2 care home and for no other purpose, including any other purpose within Use Class C2 without the prior permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; to protect the amenities of neighbouring residential properties; and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 8 The care home shall provide a maximum of 50 client bed spaces only unless with the prior written permission of the Local Planning Authority.

Reason - In the interests of the safety and convenience of highway users.

- 9 For the avoidance of doubt, any staff accommodation to be provided within the care home the subject of this permission shall remain at all times occupied solely for purposes ancillary to the use of the property as a care home.

Reason - To ensure that there is no creation of self-contained residential accommodation to ensure no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 10 The care home the subject of this permission shall not be re-occupied until the 25 parking spaces shown to be provided and/or made available for care home staff and/or visitors as shown on the approved plans have been constructed and/or made available for such use. Thereafter the parking spaces shall be kept available at all times for such parking purposes and shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision and retention of adequate off-street car parking to serve the development at all times.

- 11 The new parking spaces to be constructed on site shall be constructed and surfaced with water permeable materials.

Reason - To ensure adequate surface water drainage having regard to the requirements of adopted New Rushmoor Local Plan (2014-2032) Policy NE8.

- 12 Prior to the re-occupation of the care home the subject of this permission, notwithstanding the indications for landscape planting shown by the Landscape Proposals Plan hereby approved, a fully detailed landscape and planting scheme (to include landscape and boundary screening enhancement) shall be first submitted to and approved in writing by the Local Planning Authority. This shall, in particular, include landscape planting proposals in respect of the visual screening of the neighbouring residential properties adjoining the west boundary of the application site.

Reason - To ensure the development makes an adequate contribution to visual amenity and adequate screening of the site to/from adjoining residential properties to the west of the application site is provided. *

- 13 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the re-occupation of the building the subject of this permission or the practical completion of the development hereby approved, whichever is the sooner.

Reason -To ensure the development makes an adequate contribution to visual amenity and the amenities of occupiers of adjoining residential properties are adequately protected.

- 14 Prior to the re-occupation of the care home the subject of this permission details of all external lighting to be installed within the site and/or on the exterior of the care home building shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of the amenities of nearby residential properties; and to ensure that there is no unnecessary use of lighting at the site.

- 15 Prior to the commencement of development a Construction & Traffic Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
 - (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
 - (c) the provision to be made for any storage of building and other materials on site;
 - (d) measures to prevent mud from being deposited on the highway;
 - (e) the programme for construction; and
 - (f) the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users. *

- 16 No works shall start on site until existing trees to be retained within and adjoining the site have been adequately protected from damage for the duration of site clearance and works and thereafter in accordance with the means, measures and proposals set out in the submitted Arboricultural Survey & Planning Integration Report hereby approved. In this respect no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees to be retained are adequately protected in the interests of the visual amenities of the site and the locality in general.

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

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

- 18 Before any construction works in connection with the development hereby approved commences, a 10-year landscape management plan shall be submitted to, and approved by the Local Planning Authority. Two years after the landscaping has been completed a monitoring visit will be undertaken by a representative of the Local Planning Authority and the site ecologist to monitor management.

Reason - To ensure that the requirements of NPPF para 170-178, and Policies NE2, and NE4 of the adopted New Rushmoor Local Plan (2014-2032) are being delivered throughout the site.

INFORMATIVES

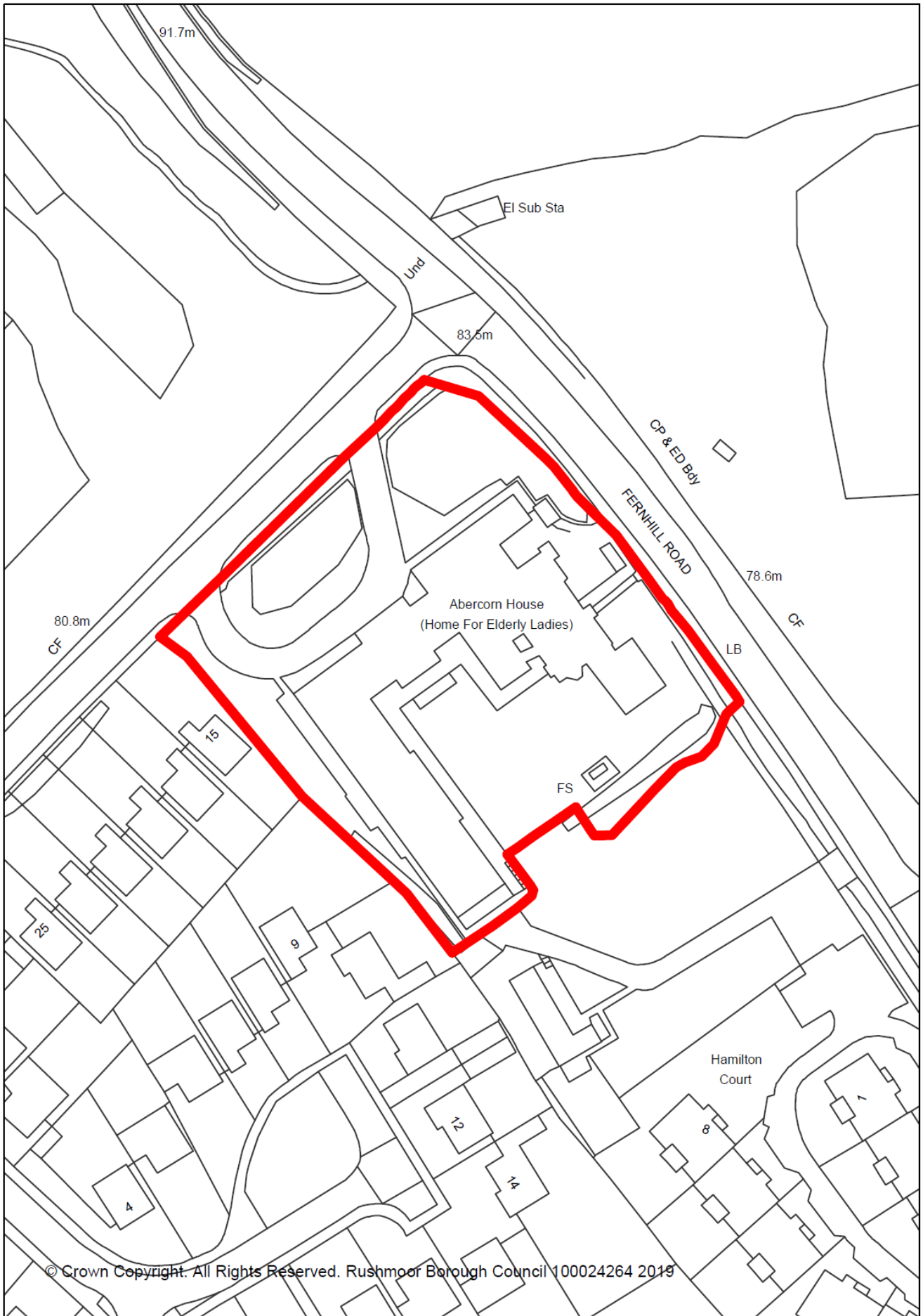
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the proposals are acceptable in principle, visual and highway terms, have no material and harmful impacts upon neighbours, and give rise to no significant impact, alone or in combination, upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to the requirements of Policies SS2, IN2, DE1, LN4, NE1, NE3 and NE4 of the New Rushmoor Local Plan (2014-2032) (adopted February 2019; and Rushmoor Core Strategy Policies CP1 and Cp2; and saved old Rushmoor Local Plan Policy ENV17.

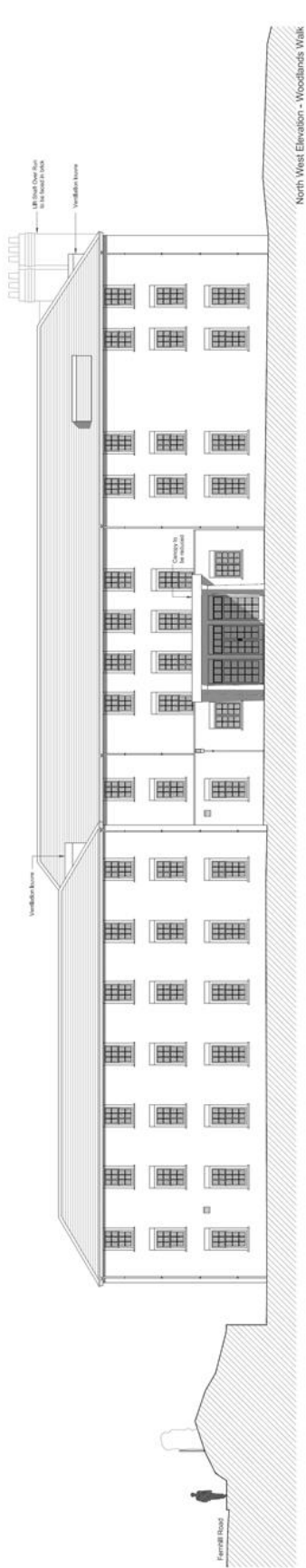
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

- 2 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 **INFORMATIVE -** The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
- a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 4 **INFORMATIVE -** Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 5 **INFORMATIVE -** No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 6 **INFORMATIVE -** The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.

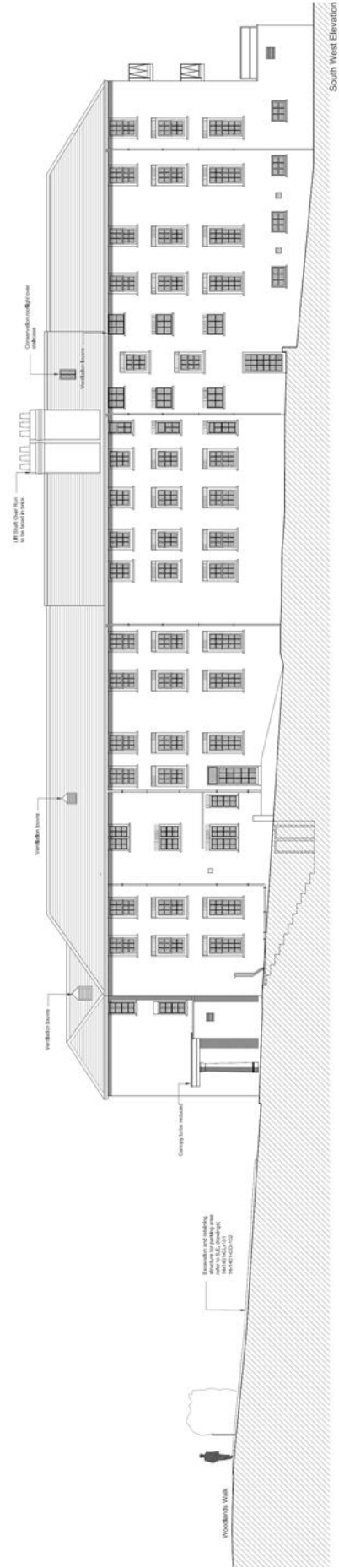
- 7 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc. and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 8 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 9 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 10 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.







North West Elevation - Woodlands Walk



South West Elevation



Woodland Walk Elevation

or|me

Abercorn House	
title	Woodland Walk Elevation
date	15.06.18
scale	N/A @ A3
drawing#	932/SK26 rev. #

revision

revision date

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MF Farm Barns, Tuckers Lane, Babtonborough, Glastonbury, GAD BNH - 1 01458 445100 ; info@orme-architecture.com



Fernhill Road Elevation

or^{me}

Abercorn House	
title	fernhill road elevation
date	15.06.18
scale	N/A @ A3
drawing#	932/SK24 rev. #

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Fernhill Road
South East view

or^{me}

Abercorn House
 title fernhill road south east view
 date 15.06.19
 scale N/A @ A3
 drawing# 932/SK25
 rev #

revision

revision date

revision

revision date

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

Case Officer	David Stevens
Application No.	19/00099/COUPP
Date Valid	5th February 2019
Expiry date of consultations	28th February 2019
Proposal	Change of use from Public Open Space to private garden land
Address	44 Caswell Close Farnborough
Ward	Cherrywood
Applicant	Mr Nicholas Ratcliffe
Agent	Mr Trevor Harding
Recommendation	GRANT

Description

The property is a terraced two-storey house in a corner position between two runs of terraced housing joined at right-angles, and is located towards the western end of Caswell Close. The property has pedestrian only access to the front, with an open-plan front garden adjoining a larger area of communal public open space. The property has a private enclosed rear garden to the rear that backs onto Wren Way and, because of the corner position, also sides onto a footpath leading from Wren Way into the pedestrian path network and communal amenity areas within Caswell Close.

As the footpath approaches Wren Way it is splayed out beyond the pathway to either side, and also on the Wren Way frontage, with strips of land planted with low shrubs. There is a tree planted within the planting areas to either side of the footpath junction with the Wren Way pavement. The planting areas are enclosed with a low metal pole 'trip rail' fencing. These strips of land, and the trees and other planting within, were provided within the original layout design for the Caswell Close development by indenting the boundary enclosures of the adjacent residential properties, thereby reducing the depth of the private rear gardens of these properties. The rear garden area of No.44 Caswell Close is enclosed with sections of 2.1 metre high brick wall and some intervening close-boarded timber fencing.

This application seeks planning permission for the change of use of some of the planting areas fronting Wren Way and the Caswell Close footpath adjoining the application property from public amenity land to private garden land. The amenity land is currently owned by the Council and the current application is prompted by the intended acquisition of some of this

land by the owner of No.44 Caswell Close, the applicant. The submitted plans indicate that the areas of land that they are seeking to acquire would be enclosed with new 2.1 metre high timber fencing and existing sections of wall and fence within removed such that the rear garden of No.44 Caswell Close would be enlarged.

In the case of the footpath frontage, it is proposed to acquire and change the planning use of half of the existing area of land amenity land adjoining the path. As existing this area is roughly rectangular in shape and measures 3.5 metres deep by 10 metres long, thereby 35 sqm in area. It is proposed that this area be bisected diagonally such that the change of use would relate to a triangle of 18 sqm in area terminating at a point at the existing corner of the rear garden wall. In this way an area of public amenity land incorporating the tree and splayed out approaching the entrance to the footpath would remain within the public realm.

In respect of the Wren Way frontage of the application property, the planted amenity area is already a narrow triangle measuring some 15.5 metres long by a maximum of 2 metres deep, thereby 15.5 sqm. There is also an additional small rectangular area of low shrub planting measuring a further 6 sqm at the east end of this triangle. It is proposed that all of this land (31.5 sqm) is also acquired and, as such, the use changed to private garden land for No.44 Caswell Close. The submitted plans indicate that the proposed new fence would enclose this land as far as the existing on-site parking of the property – and that the small rectangular area would not be enclosed. Accordingly it seems likely that this small rectangle of land area would simply be used to enlarge the parking area at the property.

The application is accompanied by a brief statement explaining that the works to erect the proposed new fence within the root protection area of the adjoining tree would be undertaken by hand to minimise potential root damage.

Consultee Responses

Environment Agency	The EA do not wish to comment on this application and have referred the Council to their Standing Advice.
Arboricultural Officer	No objection subject to condition.
Planning Policy	No planning policy objections.
RBC Estates Officer	No response at time of writing this report. However the current application arises as a result of the Council indicating to the applicant that it may be prepared to sell the land in question.

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to both adjoining properties, Nos.43 and 45 Caswell Close.

Neighbour comments

1 Ratcliffe Road, Farnborough	Objection on behalf of The Farnborough Society. TFS strongly opposes this proposal because of the loss of visual amenity in an area of multiple deprivation, where poor architectural design has resulted in a dead street scene with little to soften its harshness. The loss of any green space in this area is to be deplored. The Society opposes the principle of selling off amenity green space, generally,
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because of the detrimental effect it can have on the health and wellbeing of residents. If the cost of maintenance is the issue, we suggest that amenity land be offered to communities to create mini-orchards or vegetable gardens, this would be more beneficial to the local residents or groups within the Borough.

[Officer Note: this objector's more general point about the principle of the Council selling-off areas of amenity land into private ownership is noted, but is not a matter that can be taken into account in the consideration of this application. It is a separate matter to be considered by the Council corporately having regard to its Estates function. Similarly, whilst this objector would clearly prefer that the land were put to use by a community organisation instead of being subsumed into an adjoining householder's private garden, the existence of alternative proposals for the ownership and use of the land also cannot be taken into account. The Council as Local Planning Authority must simply consider the proposals the subject of the application objectively on their relevant planning merits.]

Policy and determining issues

With effect from 21 February 2019, the New Rushmoor Local Plan 2014-2032 was adopted by the Council as the new replacement local component of the Development Plan for the area. As a result, on this date, Policies in the Rushmoor Core Strategy and saved old Local Plan policies were superseded.

The site lies within the built up area as defined by the adopted (on 21 February 2019) New Rushmoor Local Plan (2014-2032). The land is also identified by the Environment Agency Flood Risk maps as land at medium risk of fluvial flooding and low to very low risk of surface water flooding. Policies DE1 (Design in the Built Environment), DE6 (Open Space, Sport and Recreation), NE3 (Trees & Landscaping) and NE6 (Managing Fluvial Flood Risk) are considered relevant to the consideration of the current application.

The main determining issues are the principle of the proposals, the impact of the proposals on the visual character and amenity of the area including impact on trees, impact on neighbours and flood risk.

Commentary

1. Principle – Policy DE6 of the New Rushmoor Local Plan states that development will not be permitted on areas of open space used for recreation, outdoor sport or having visual amenity value unless specific circumstances apply, including that the open space is surplus to requirements. However, it is considered that this policy has limited applicability to the particular circumstances of this case, not least due to the small-scale extent, design function and location of the land involved. Whilst Policy DE1 is more generally concerned with design in the built environment and, inter alia, seeks to encourage good design, use of sympathetic materials and appropriate consideration to the relationship between the public and private realms. It is considered that the proposals are acceptable in principle subject to being found acceptable in detail in respect of the relevant Development Management issues considered in the following paragraphs.

2. Visual Impact – The proposals would result in the small-scale loss of an area of public amenity land that was evidently provided as part of the original design of the Caswell Close development. In this respect the planted areas were provided principally to have amenity

value, softening the appearance of the adjoining built development. The splaying out of the footpath end is also a security design measure to provide a sight-line at the junctions between footpaths. However the proposals are for only a partial loss of amenity land in this location. As a result of a considered design a significant splay of amenity land would be retained in the public realm, including the land containing the existing tree. The applicant has set out appropriate proposals for the undertaking of the new fence installation within the vicinity of this tree. The erection of a new close-boarded fence to match those that already exists is considered to be appropriate. Accordingly it is considered that, despite the proposed change of use, the principal design functions of the amenity land would be retained and the visual impact of the proposals would be insufficient to have any material and harmful impact upon the character and appearance of the area.

3. Impact on Neighbours – It is considered that the proposed change and use and enclosure of the land in this case would have no material and adverse impacts upon the amenities of occupiers of neighbouring residential properties.

4. Flood Risk – The application site is located on land identified by the Environment Agency (EA) as being within Flood Zone 2; i.e. land at medium probability risk of fluvial flooding from Cove Brook. The proposed development 's small in scale and “less vulnerable” development, such that EA ‘Standing Advice’ indicates that such development is appropriate, that the Sequential and Exception Tests do not need to be applied and no Flood Risk Assessment is required. In any event, it is not considered that the proposed enclosure of land in this case would have any significant impact on flood risk. In terms of surface water drainage, the site is identified as being at low to very low risk of surface water flooding. It is considered that the proposed small-scale change of use and enclosure of the land in question would not change this situation. It is therefore considered that the proposals are acceptable having regard to fluvial flood risk considerations.

Conclusions – The concerns of The Farnborough Society in objecting to this application are understood. However, in considering the proposals on their planning merits it is necessary to examine and consider the specific relevant planning circumstances of the case. When this is done it is concluded that, in this particular instance, the proposals give rise to no material planning harm in terms of visual impact, impact on trees, impact on neighbours and flood risk considerations. The proposals are thereby considered acceptable having regard to Policies DE1, DE6, NE3 and NE6 of the new adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that planning permission be GRANTED subject to the following conditions and informatives:-

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: 1:1250 Scale Location Plan; 1:500 Scale Block Plan; 1:100 Scale Site Plan; Root Protection Area calculator; and Root Protection Statement.

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

- 3 Notwithstanding the tree protection statement submitted with the application and hereby approved, the proposed fencing works within the Root Protection Area of the adjoining amenity tree to be retained (as identified on the Site Plan hereby approved) shall, for the avoidance of doubt, be undertaken entirely in accordance with the following tree protection measures:-
- (a) No machinery shall be used anywhere within the root protection area;
 - (b) Materials arising from the demolition of the existing wall to be removed where it is located within the root protection area shall be removed immediately from the root protection area;
 - (c) No demolition material shall be piled-up/stored and no building materials, plant or equipment shall be stored within the identified root protection area;
 - (d) all post holes within the identified root protection area shall be dug with hand tools only;
 - (e) should any roots in excess of 25mm in diameter be encountered when a post hole is being dug, the post hole shall be re-positioned to avoid and retain intact any tree roots of in excess of 25mm in diameter; and
 - (f) concrete contamination of the root protection area shall be avoided by lining all post holes within the root protection area with a suitable impermeable barrier (such as a heavy-duty polythene bag) to prevent the leaching of chemicals from the concrete.

Reason - To protect the adjacent amenity tree from development harm in order to preserve its amenity value.

- 4 The new fence hereby approved to be provided to enclose the land the subject of the application within the garden area of No.44 Caswell Close shall match as closely as possible the visual appearance and method of construction (close-boarded) of the existing boundary fencing to be removed.

Reason - To ensure satisfactory external appearance.*

INFORMATIVES

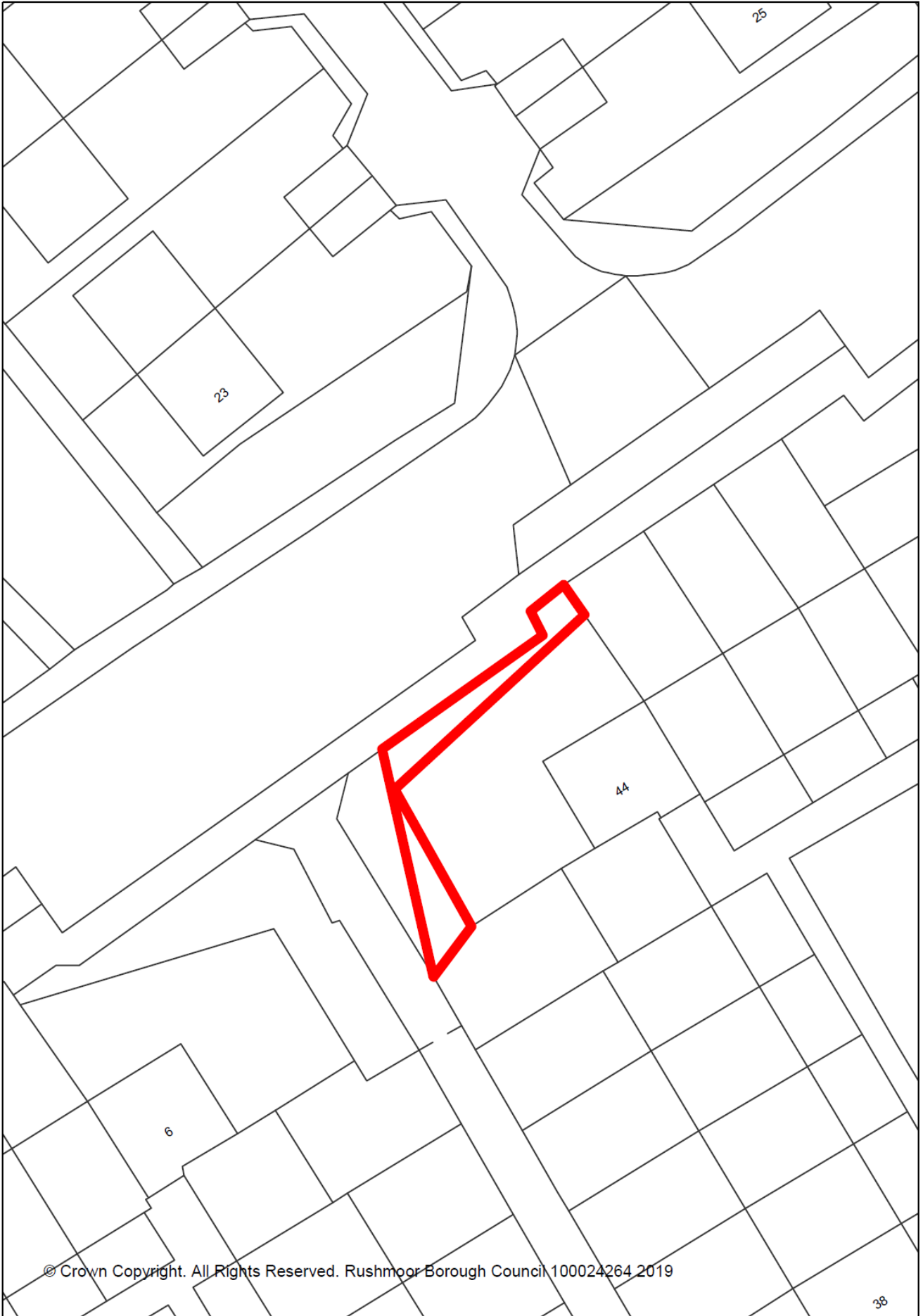
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that, in this particular instance, the proposals give rise to no material planning harm in terms of visual impact, impact on trees, impact on neighbours and flood risk considerations. The proposals are thereby considered acceptable having regard to Policies DE1, DE6, NE3 and NE6 of the new adopted Rushmoor Local Plan (2014-2032).

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.

- 2 **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.

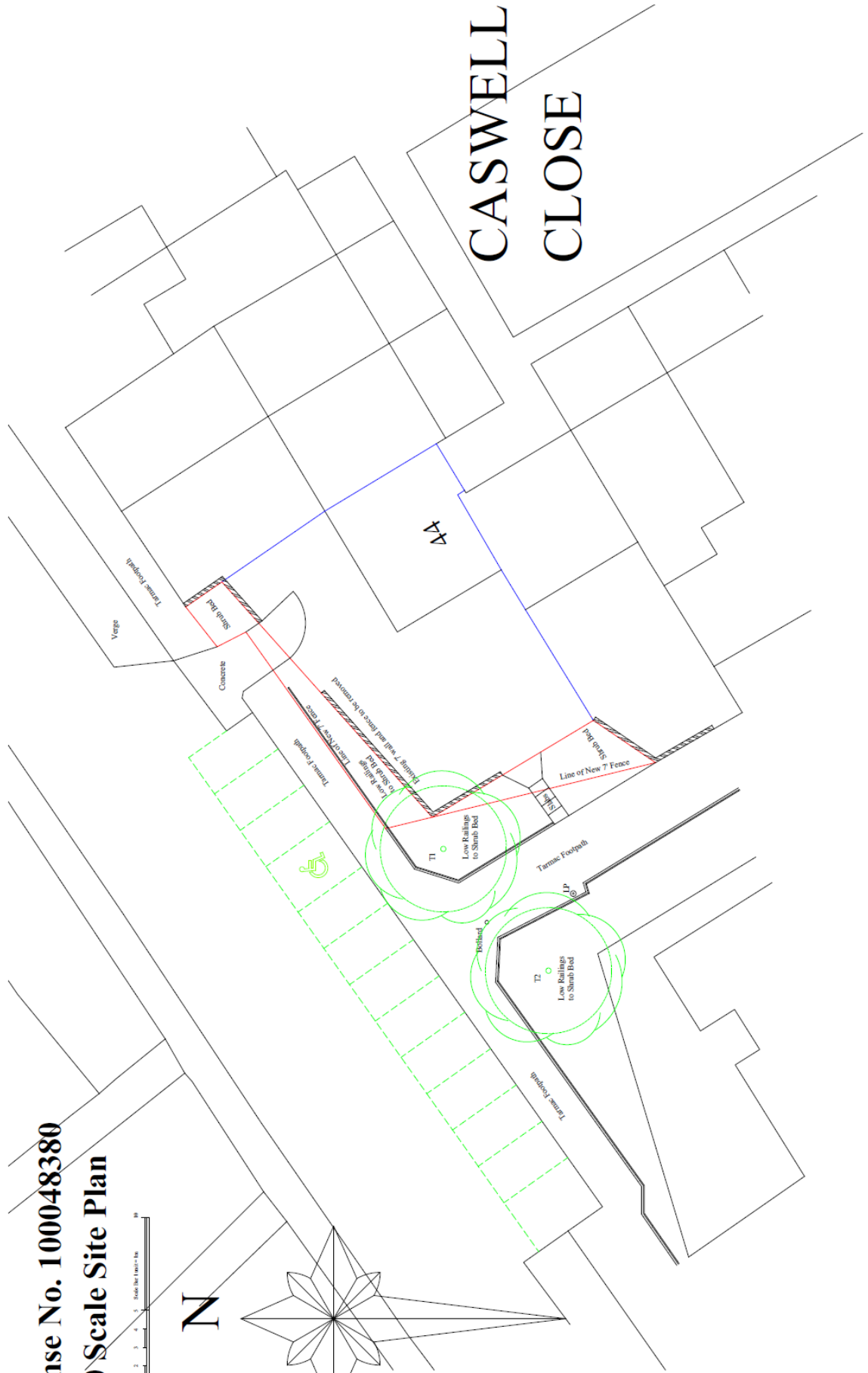
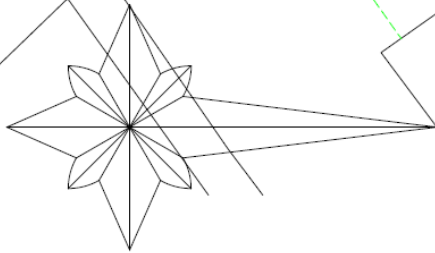


OS License No. 100048380

1:100 Scale Site Plan



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Section D

The following applications are reported for INFORMATION purposes only. They relate to applications, prior approvals, notifications, and consultations that have already been determined by the Head of 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 18/00364/FULPP Ward: St Mark's

Applicant: AAA ALEXANDRA LTD - Mr Kantor

Decision: **Permission Granted**

Decision Date: 05 February 2019

Proposal: Erection of single storey rear extension and conversion of rear section of shop unit into one-bedroom flat

Address **44 Alexandra Road Farnborough Hampshire GU14 6DA**

Application No 18/00368/PREAPP Ward: St Mark's

Applicant:

Decision: **Pre-app closed**

Decision Date: 11 February 2019

Proposal: Erection of a part single storey part two storey rear and side extension, to facilitate the creation of an additional 1 bedroom flat at first floor level

Address **8 Peabody Road Farnborough Hampshire GU14 6EY**

Application No 18/00663/FULPP Ward: Aldershot Park

Applicant: Xpress Centres

Decision: **Permission Granted**

Decision Date: 15 February 2019

Proposal: Change of use of land for the siting of a new freestanding building on part of the parking and service yard at the rear of the ATS garage site to provide an express minor vehicle accident repair facility

Address **ATS Euromaster Blackwater Way Aldershot Hampshire GU12 4DQ**

Application No 18/00664/ADVPP Ward: Aldershot Park
Applicant: Xpress Centres
Decision: **Permission Granted**
Decision Date: 15 February 2019
Proposal: Display of advertisements on sides of new freestanding minor vehicle accident repair facility building comprising internally-illuminated fascia sign of front elevation; and non-illuminated sign above front elevation customer pedestrian door; and vinyl-wrap graphic advertising panels covering whole of side and rear elevations
Address **ATS Euromaster Blackwater Way Aldershot Hampshire GU12 4DQ**

Application No 18/00669/CONDPP Ward: St Mark's
Applicant: Mr & Mrs Orriss
Decision: **Conditions details approved**
Decision Date: 07 February 2019
Proposal: Submission of details to comply with conditions 2 (external materials), 3 (windows), 4 (surfacing materials), 5 (boundary treatment), 8 (landscaping), 10 (SUDS), 11 (Code Level 4 for Sustainable Homes) and 16 (boundary treatment attached to planning permission 17/00060/FULPP dated 8 March 2018 for the demolition of existing garage, substantial demolition/extension of existing house to facilitate the retention of one two bedroom house and creation of one three bedroom house to include part single part two storey rear/side extension and extension and alterations to the roof, a rear dormer window and roof lights to front roof planes.
Address **4 Cross Street Farnborough Hampshire GU14 6AB**

Application No 18/00675/FULPP Ward: Wellington
Applicant: Grainger (Aldershot) Ltd And Secretary Of
Decision: **Permission Granted**
Decision Date: 04 February 2019
Proposal: Alterations to existing carriageway (junction improvements) at Pennefathers Road; widening of footpath at A325 Farnborough Road; and creation of informal footpath link to land to the west of A325, in connection with installation of a controlled pedestrian crossing.
Address **Land At The Junction Of Farnborough Road And Pennefathers Road Wellesley Aldershot Hampshire**

Application No 18/00799/FULPP Ward: Manor Park
Applicant: Ms F Russell & Mr L Stoll
Decision: **Permission Granted**
Decision Date: 12 February 2019
Proposal: Incorporation of part of rear garden of 45 Highfield Avenue into site, demolition of existing outbuildings and erection of three-bedroom dwellinghouse with parking and new vehicular access and storage shed for existing property
Address **40 Highfield Gardens Aldershot Hampshire GU11 3DE**

Application No 18/00871/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs Mahmood
Decision: **Permission Granted**
Decision Date: 04 February 2019
Proposal: Alterations and extension to roof of existing bungalow and erection of a two storey rear extension
Address **21 Hazel Avenue Farnborough Hampshire GU14 0HA**

Application No 18/00895/TPO Ward: St John's
Applicant: Mrs Angela Bunch
Decision: **Permission Granted**
Decision Date: 11 February 2019
Proposal: Three Beech trees (group G18 of TPO 355A) reduce canopy of all three trees by no more than 3 metres
Address **Land Affected By TPO 355A - At Kingfisher Close, Between Minley Road, Woodlands Road And Nightingale Close Farnborough Hampshire**

Application No 18/00904/TPO Ward: Empress

Applicant: Mr James Gomes

Decision: **Permission Granted**

Decision Date: 11 February 2019

Proposal: One Beech (T36 of TPO443A) crown lift to no more than 6 metres from ground level, remove 2 lower branches from neighbours garden and crown thin by no more than 15%

Address **4 Empress Avenue Farnborough Hampshire GU14 8LX**

Application No 18/00915/FULPP Ward: St John's

Applicant: Mrs Megan Havord

Decision: **Permission Granted**

Decision Date: 12 February 2019

Proposal: Erection of a single storey rear extension

Address **9 Lyndsey Close Farnborough Hampshire GU14 9TG**

Application No 19/00004/TPOPP Ward: Empress

Applicant: Ms Sheena Smith

Decision: **Permission Granted**

Decision Date: 26 February 2019

Proposal: One Beech (T14 of TPO 361) crown thin by no more than 20% and remove 3 crossing limbs. Reduce lateral growth towards the building by no more than 2 metres tapering the reductions into the upper crown and leaving retained branch lengths of no less than 3 metres

Address **Meadsview Court Clockhouse Road Farnborough Hampshire GU14 7NW**

Application No 19/00007/FULPP Ward: Knellwood

Applicant: Mr & Mrs S Ali

Decision: **Permission Granted**

Decision Date: 01 March 2019

Proposal: Erection of new 3-bedroom house following demolition of existing outbuilding and re-location of parking to front of existing building (Kingston House) with new vehicular access onto Alexandra Road to serve occupiers of Kingston House (alternative proposals to development approved with planning permission 18/00539/FULPP dated 2 October 2018 with revised design for proposed new house)

Address **Kingston House 11 Church Road West Farnborough Hampshire**

Application No 19/00010/CONDPP Ward: St Mark's

Applicant: Prunus Development Ltd Farnborough

Decision: **Conditions details approved**

Decision Date: 08 February 2019

Proposal: Submission of details to comply with condition 2 (external materials) attached to planning permission 17/00334/FULPP dated 1 November 2017 for the demolition of existing workshops and erection of a part two storey, part three storey building with accommodation in the roof to provide 11 one bedroom flats with associated access and car parking

Address **4A Netley Street Farnborough Hampshire GU14 6AQ**

Application No 19/00011/CONDPP Ward: Manor Park

Applicant: Birchett Road Development Ltd

Decision: **Conditions details approved**

Decision Date: 07 February 2019

Proposal: Submission of details pursuant to Condition Nos.12 (communal aerial/satellite dish system details) and 14 (final verification report for remedial works) of planning permission 13/00351/FULPP dated 30 October 2013

Address **42 - 46 Birchett Road Aldershot Hampshire GU11 1LG**

Application No 19/00013/FULPP Ward: Empress
Applicant: Mrs Debbie Marshall
Decision: **Permission Granted**
Decision Date: 28 February 2019
Proposal: Alterations to frontage, circulation road, hard surfacing, amenity lighting, with creation of additional lawn area and planting
Address **Spectrum Point 279 Farnborough Road Farnborough Hampshire GU14 7LS**

Application No 19/00014/FULPP Ward: Rowhill
Applicant: Mr Tom Marlow
Decision: **Permission Granted**
Decision Date: 04 February 2019
Proposal: Erection of a two storey side extension
Address **20 Rowhill Avenue Aldershot Hampshire GU11 3LU**

Application No 19/00015/FULPP Ward: St John's
Applicant: Mr P Bartrop
Decision: **Permission Granted**
Decision Date: 06 February 2019
Proposal: Alterations to existing conservatory to include changes to wall frames and replacement roof
Address **36 Nightingale Close Farnborough Hampshire GU14 9QH**

Application No 19/00016/REV Ward: Rowhill
Applicant: Mr G Atterbury
Decision: **Permission Granted**
Decision Date: 04 February 2019
Proposal: Relief of condition 4 of planning permission RSH00479/7 dated 25th November 1977 (Residential development of 55 two-storey houses, roads, footpaths and parking spaces) to allow new boundary wall
Address **40 St Benedicts Close Aldershot Hampshire GU11 3NL**

Application No 19/00018/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs S Terry
Decision: **Permission Granted**
Decision Date: 11 February 2019
Proposal: Relief of Condition 15 and 17 of Planning Permission RSH03494/4 to allow the erection of a single storey rear extension and part garage conversion
Address **38 The Copse Farnborough Hampshire GU14 0QD**

Application No 19/00019/FULPP Ward: Knellwood
Applicant: Mr JEREMY SMITHWHITE
Decision: **Permission Granted**
Decision Date: 26 February 2019
Proposal: Erection of a first floor with rooms in roof and a two storey rear extension
Address **152 Reading Road Farnborough Hampshire GU14 6NY**

Application No 19/00026/FULPP Ward: West Heath
Applicant: Mr Dee
Decision: **Permission Granted**
Decision Date: 28 February 2019
Proposal: Erection of a two storey side extension following demolition of existing detached garage
Address **90 Prospect Road Farnborough Hampshire GU14 8NS**

Application No 19/00030/ADVPP Ward: Aldershot Park
Applicant: Mr David Tingle
Decision: **Permission Granted**
Decision Date: 12 February 2019
Proposal: Display of one internally illuminated totem sign
Address **252 Ash Road Aldershot Hampshire GU12 4HD**

Application No 19/00032/PDCPP Ward: Empress
Applicant: Catherine Frampton
Decision: **Development is Lawful**
Decision Date: 11 February 2019
Proposal: Lawful Development Certificate: Erection of single storey rear extension
Address **10 St Michaels Road Farnborough Hampshire GU14 8NE**

Application No 19/00037/REXPD Ward: West Heath
Applicant: Radoslav Angelov And Silviya Agelova
Decision: **Prior approval is NOT required**
Decision Date: 11 February 2019
Proposal: Erection of a single storey rear extension measuring 5.2 metres from the original rear wall, 3 metres to the eaves and 3 metres in overall height
Address **22 Stubbs Moor Road Farnborough Hampshire GU14 8RH**

Application No 19/00038/FUL Ward: Knellwood
Applicant: Mr Ian Jory
Decision: **Permission Granted**
Decision Date: 12 February 2019
Proposal: Erection of a front extension to existing garage with a pitched roof to facilitate internal changes and modifications to existing landscaping layout to the frontage of the property
Address **42 Church Avenue Farnborough Hampshire GU14 7AT**

Application No 19/00042/REV Ward: Knellwood
Applicant: Mr R. Ryan
Decision: **Permission Granted**
Decision Date: 11 February 2019
Proposal: Relief of Condition 16 and 21 of planning permission 93/00522/FUL to allow the conversion of existing garage to a habitable room, erection of a single storey front extension and formation of hard standing with widening of existing vehicular access and dropped kerb
Address **50 Corfe Way Farnborough Hampshire GU14 6TS**

Application No 19/00043/FUL Ward: Cove And Southwood

Applicant: Miss W Watson And Mr P Cross

Decision: **Permission Granted**

Decision Date: 12 February 2019

Proposal: Erection of a conservatory to rear

Address **20 Briars Close Farnborough Hampshire GU14 0PB**

Application No 19/00044/CONDPP Ward: North Town

Applicant: YBC Properties Ltd

Decision: **Conditions details approved**

Decision Date: 07 February 2019

Proposal: Submission of details pursuant to Condition Nos.12 (energy performance) and 13 (obscure glazing details) of planning permission 16/00703/REVPP dated 8 December 2016

Address **161 North Lane Aldershot Hampshire GU12 4TA**

Application No 19/00051/FULPP Ward: St John's

Applicant: Mr & Mrs Mugford

Decision: **Permission Granted**

Decision Date: 12 February 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 (variation to approved planning permission 18/00905/FULPP dated 15th January 2019)

Address **Springdale Trunk Road Farnborough Hampshire GU14 9TX**

Application No 19/00055/REXPD Ward: North Town

Applicant: Mrs Allwork

Decision: **Prior approval is NOT required**

Decision Date: 12 February 2019

Proposal: Erection of a single storey rear extension measuring 3.4 metres from the original rear wall, 2.8 metres to the eaves and 3.1 metres in overall height

Address **10 Northfield Close Aldershot Hampshire GU12 4QL**

Application No 19/00056/SCREEN Ward: Empress

Applicant: Farnborough Business Park Limited

Decision: **Environmental Assessment Not Required**

Decision Date: 22 February 2019

Proposal: SCREENING OPINION in respect of the 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

Address **Proposed Pinehurst 4 Development Site Pinehurst Road
Farnborough Hampshire**

Application No 19/00075/FULPP Ward: St Mark's

Applicant: Mr & Mrs Robins

Decision: **Permission Granted**

Decision Date: 20 February 2019

Proposal: Erection of a single storey rear extension

Address **65 Somerset Road Farnborough Hampshire GU14 6DR**

Application No 19/00076/NMAPP Ward: Fernhill

Applicant: Welltower Inc.

Decision: **Permission Granted**

Decision Date: 01 March 2019

Proposal: NON-MATERIAL AMENDMENT : retention of as-built Care Home with amended bin store provision, relocated electrical sub-station and revised parking layout from that approved with planning permission 13/00343/FULPP dated 9 August 2013

Address **Gracewell Of Camberley Fernhill Road Blackwater Camberley
Hampshire GU17 9HS**

Application No 19/00077/DEMOPP Ward: Empress
Applicant: Travis Perkins (Properties) Limited
Decision: **Prior approval is NOT required**
Decision Date: 22 February 2019
Proposal: Prior notification of proposed demolition under Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) for the demolition of existing factory buildings
Address **36 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 19/00078/FULIA Ward: St John's
Applicant: Mr Agarwal
Decision: **Permission Granted**
Decision Date: 26 February 2019
Proposal: Erection of a conservatory to the rear
Address **11 Haskins Drive Farnborough Hampshire GU14 9FP**

Application No 19/00082/FULPP Ward: St John's
Applicant: Mrs and Mrs Gregory Barnes
Decision: **Permission Granted**
Decision Date: 21 February 2019
Proposal: Erection of a first floor side extension over the existing garage and erection of a single storey rear extension
Address **34 Howard Drive Farnborough Hampshire GU14 9TQ**

Application No 19/00084/FULPP Ward: Knellwood
Applicant: Mr S Wood
Decision: **Permission Granted**
Decision Date: 20 February 2019
Proposal: Demolition of existing conservatory, utility and garage and erection of a single storey side and rear extension
Address **85 Manor Road Farnborough Hampshire GU14 7HJ**

Application No 19/00085/NMAPP Ward: Empress

Applicant: Terrestrial Developments

Decision: **Permission Granted**

Decision Date: 05 February 2019

Proposal: NON-MATERIAL AMENDMENT: removal of existing electricity sub-station and replacement in same position with new larger electricity sub-station with enclosure and removable roof as revision to development approved by planning permission 15/00770/FULPP dated 30 March 2016 as amended by material minor amendment 16/00775/REVPP dated 27 January 2017

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

Application No 19/00086/FULPP Ward: Empress

Applicant: Mr P PANASCIA

Decision: **Permission Granted**

Decision Date: 28 February 2019

Proposal: Erection of a single storey rear extension following removal of existing rear extension

Address **9 Ship Lane Farnborough Hampshire GU14 8BX**

Development Management Committee
13th March 2019

**Head of Economy, Planning and
Strategic Housing**
Report No. PLN1916

Enforcement and possible unauthorised development

1. Introduction

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

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

2. Policy

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

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

3. Items

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

This report relates to:

Item 1 1 Somerset Road Farnborough

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

4. Human rights

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

5. Financial implications

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

Tim Mills
Head of Economy, Planning and Strategic Housing

BACKGROUND PAPERS

Rushmoor Local Plan (Adopted Feb 2019)
Rushmoor Local Enforcement Plan (2016)
National Planning Policy Framework (NPPF)

Item No. 1

Site location	1 Somerset Road, Farnborough, Hampshire, GU14 6DW
Alleged breach	Unauthorised change of use from Builders Merchant to A1 (retail) and unauthorised signage
Recommendation	No further action on change of use, and report to be noted in respect of signage.

1. Description

- 1.1 The site relates to a single storey ground floor shop fronting the eastern side of Somerset Road close to its junction with Queens Road. The unit is attached to the front of a two-storey dwellinghouse and has an internal floor area of approximately 3.4m x 3.9m. The site is 30m from the junction of Somerset and Queens Road where there are a number of ground floor commercial premises which are part of the North Camp District Centre although Somerset Road is residential in character.

2. Alleged breach

- 2.1 Complaints were received that there had been a possible unlawful change of use from an architectural office to a mixed-use retail and coffee shop and that there was unlawful advertising on the side of the building.

3. Investigation

- 3.1 A site visit on 25 October 2018 confirmed the tenancy was operating as business known as 'Vedas CBD and Coffee' selling hemp derived cannabinoid oil products with some customer seating. A front fascia sign and a business sign on the side elevation of the premises had been erected, replacing former signage.
- 3.2 Following a failure to respond to written requests, a Planning Contravention Notice was issued to the business owner. The response was received on 18 November 2018 and showed that the unit has a commercial tenancy agreement separate from the dwellinghouse. Plans submitted show that the unit operates as a shop with a display cabinet and display shelves and also has a coffee machine, a breakfast bar and small table. There is a store room, sink and WC behind the customer area.
- 3.3 The Council's Environmental Health Department found that following a food hygiene inspection on 13 November 2018, standards are in compliance with food safety legislation.

4. Commentary

Use of the premises

- 4.1 It is considered that the current use is predominantly (A1) retail. Food and drink offering is limited to the selling of hot drinks only and the seating is limited.
- 4.2 Planning approval FAU 3797 dated 4 January 1967 for the erection of a garage associated with the dwellinghouse shows the front unit was then in use as a shop. This is the only planning record the Council has for the site.

- 4.3 Google Maps Street View photographs show that by 2009 the unit appears to have been incorporated into the dwelling and that by 2016 it was again a separate commercial tenancy occupied by a home extensions design and build service called 'Cedar Designs'. This is considered to be an A2 Use (Financial and Professional Services).
- 4.4 The A1 retail use is considered to have an acceptable impact on the appearance and character of the area. It is a small visually unobtrusive unit with an internal floor area of approximately 12sqm and with a high standard of external finishes. There is evidence the unit has historically been a shop and isolated ground floor shop fronts in long residential streets are not uncommon in the area.
- 4.5 Furthermore the site is 30m away from the Queens Road commercial premises which are designated as secondary shop fronts in the North Camp District Centre under Policy SP2.2 of the Rushmoor Local Plan (2019).
- 4.6 Given the size of the shop, it is considered that the activity generated by the use would not have a materially harmful impact on the amenity of the neighbouring properties. It is noted that it operated as an A2 (Financial and Professional Services) use for two and a half years without complaint. One of the complaints received was that product sold has a noticeable odour on the footpath but this can be dealt with under Environmental Health legislation.
- 4.7 The Car and Cycle Parking standards SPD requires 1 space per 20sqm of retail floor area. The shop has an area of approximately 13sqm with no off street parking. There is unrestricted street parking on Somerset Road and the site is located close to a district centre. Therefore the shortfall is considered to have an acceptable impact on highway safety and the amenity of the area.
- 4.8 It is not therefore considered expedient to proceed with further action in respect of the use of the premises.

Advertising

- 4.9 Schedule 3 of the Advertisement Regulations 2007 gives deemed consent to display certain classes of advertisement subject to standard conditions. Class 5 relates to advertisements on business premises relating to the goods or services provided on those premises'. Provision 1 states that in the case of a shop, no advertisement may be displayed except on a wall containing a shop window.
- 4.10 Other conditions and limitations state that signs must not exceed 1.55sqm in area, must not have a symbol or letter that exceeds 0.75m in height and must be no higher than 4.6m above ground level or above the bottom of any first floor window.
- 4.11 In this regard the front fascia sign has deemed consent. However, there is no shop window on the southern side elevation of the shop building and therefore the second sign does not have deemed consent. In the context of the residential area, the side facing sign is considered harmful to amenity, a letter has been sent to the business owner warning them that the display of signage in contravention of the advertisement regulations is a criminal offence and asking them to remove this sign. If this does not happen by 15 March consideration will be given to prosecution proceedings.
- 4.12 It is recommended that in regards to signage, this part of the report be noted.

5. Full recommendation

- (a) With regard to the use of the premises no further action be taken.
- (b) With regard to the signage, the report be noted.

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Development Management Committee
13th March 2019

Planning Report No. PLN1917

Appeals Progress Report

1. New Appeals

- 1.1 **60 Hazel Avenue, Farnborough, Hants:** Against refusal of planning permission for: Erection of a part single and part two storey rear extension. The appeal will be determined under the Householder Appeal Service (HAS).

2. Recommendation

- 2.1 It is recommended that the report be NOTED.

Tim Mills
Head of Economy, Planning and Strategic Housing

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Development Management Committee
13th March 2019

Head of Economy, Planning and
Strategic Housing
Report No. PLN1915

**Urgent Action – Aldershot Bus Station, 3 Station Road, Aldershot
Application Reference 16/00981/FULPP**

1.0 Background

- 1.1 On 5 December 2018 the Development Management Committee resolved to grant planning permission subject to conditions for:

Demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2-bedroom & 2 X 3-bedroom units) with associated on-site servicing and parking areas.

- 1.2 In accordance with the application under the above reference. The decision was to grant planning permission subject to completion of a satisfactory s106 Planning Obligation by 5 February 2019 and, in the event that the s106 was not completed within this timescale, to refuse permission. An extension of time for completion of the s106 Planning Obligation until Monday 11 February 2019 was subsequently agreed.
- 1.3 The parties were unable to meet this deadline and a further extension was requested. Both the applicants and the Council's Corporate Manager – Legal Services agree that was no reason why the s106 could not be satisfactorily completed within the ensuing few days.
- 1.4 A further extension of time for completion of the s106 Planning Obligation until Monday 25 February 2019 was agreed by the Chairman of the Development Management Committee in consultation with the Head of Economy, Planning and Strategic Housing.
- 1.5 The amended recommendation in respect of Application 16/00981/FULPP now reads:

“Full Recommendation

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 25 February 2019 to secure the following:-

- (a) A financial contribution of £147,265.00 towards the maintenance of SPA avoidance and mitigation;
- (b) A £52,925.00 Public Open Space Contribution; and

- (c) Financial viability re-assessment clauses in the event that the implementation and completion of the scheme is protracted and market conditions improve the value of the scheme;

the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 25 February 2019 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for public open space in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.”

- 1.6 The agreement was completed and received by the Council on 25 February 2019 and the planning permission was granted on 26 February 2019.

2.0 Recommendation

- 2.1 That the report be NOTED

Tim Mills
Head of Economy, Planning and Strategic Housing
Contact: David Stevens 01252 398738

BACKGROUND PAPERS: Planning Application File 16/00981/FULPP

Development Management Committee
13th March 2019

Head of Economy, Planning and
Strategic Housing
Report No. PLN1918

**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. This deadline was subsequently extended to 1 March 2019. Whilst the necessary legal work was completed by that date, the return of the signed documents to Rushmoor on that date was not possible.
- 1.2 Given this the applicants requested an extension of the deadline for a further week until 8 March 2019.
- 1.3 The extension of time until 8 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 1 March 2019.
- 1.4 The amended recommendation in respect of Application 18/00140/FULPP now reads:

“Full Recommendation

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 8 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 8 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