

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 10th April, 2019 at 7.00 pm*

To:

VOTING MEMBERS

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

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr R.M. Cooper

Cllr P.I.C. Crerar
Cllr Sue Dibble
Cllr Jennifer Evans

Cllr C.P. Grattan
Cllr Mara Makunura
Cllr A.R. Newell

NON-VOTING MEMBERS

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

STANDING DEPUTIES

Cllr Veronica Graham-Green
Cllr P.F. Rust

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

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 - 14)

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

3. **PLANNING APPLICATIONS** – (Pages 15 - 140)

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1925 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	19/00028/FULPP	Asda, Westmead, Farnborough	For information
4	19/00049/FULPP	Moor Road Playing Fields, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
5	21-50	18/00614/FULPP	Randell House, Fernhill Road, Blackwater, Camberley	Grant
6	51-82	19/00048/FULPP	Pinehurst 4 Development Site, Pinehurst Road, Farnborough	Grant

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

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 141 - 144)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1926 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

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
10th April 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 March, 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 P.I.C. Crerar
Cllr Sue Dibble
Cllr Jennifer Evans
Cllr C.P. Grattan
Cllr A.R. Newell

Cllr P.I.C Crerar arrived at 7.20 pm after the consideration of Planning Application No. 18/00887/FULPP (Abercorn House, Fernhill Road, Blackwater, Camberley) and did not vote on this item.

Apologies for absence were submitted on behalf of Cllr Mara Makunura.

Non-Voting Member

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

68. DECLARATIONS OF INTEREST

There were no declarations of interest.

69. MINUTES

The Minutes of the meeting held on 13th February, 2019 were approved and signed by the Chairman.

70. PLANNING APPLICATIONS

RESOLVED: That

- (i) permission be given to the following applications, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

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

19/00099/COUPP (No. 44 Caswell Close, Farnborough);

(ii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. PLN1914 (as amended at the meeting), 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);

19/00028/FULPP (Asda, Westmead, Farnborough);

19/00048/FULPP (Pinehurst 4, Pinehurst Road, Farnborough);

19/00049/FULPP (Moor Road Playing Fields, Farnborough);

19/00103/FUL (Block 3, Queensmead, Farnborough).

* The Head of Economy, Planning and Strategic Housing's Report No. PLN1914 in respect of these applications was amended at the meeting

71. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 1 PEABODY ROAD, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1916 regarding the unauthorised change of use from Builders Merchant to A1 (retail) and unauthorised signage.

The Committee was advised that complaints had been received in respect of a possible unlawful change of use from an architectural office to a mixed-use retail and coffee shop, and that unlawful advertising was present on the side of the building. Members were advised that it was not considered expedient to proceed with further action in respect of the use of the premises.

The Committee noted that a letter had been sent to the business owners warning them that the display of signage on the southern side elevation of the property did not comply with Provision 1 of Schedule 3 of the Advertisement Regulations 2007. The letter advised that, were the signage not removed by 15th March, 2019, consideration would be given to prosecution proceedings.

RESOLVED: That

- (i) with regard to the use of the premises, no further action be taken;
- (ii) with regard to the signage, the Head of Economy, Planning and Strategic Housing's Report No. PLN1916 be noted.

72. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1917 (as amended at the meeting) concerning the following new appeals:

Address	Description
No. 60 Hazel Avenue, Farnborough	Against the refusal of planning permission for the erection of a part single and part two-storey rear extension. It was noted that this appeal would be determined under the Householder Appeal Service (HAS).
Nos. 36, 40 and land to the rear of Nos. 26- 54 Cove Road, Farnborough	Against the refusal of planning permission for the re-development of land involving erection of seven houses (comprising one two-bed and six three-bed dwellings) divided between two terraced blocks and associated works following demolition of existing buildings. It was noted that this appeal was being dealt with by means of the written representations procedure.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. PLN1917 (as amended at the meeting) be noted.

73. **URGENT ACTION - ALDERSHOT BUS STATION**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1915, 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 demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 one-bedroom, 12 two-bedroom and two three-bedroom units) with associated on-site servicing and parking areas.

Members were reminded that the Committee had resolved to grant planning permission on 5th December, 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 5th February, 2019. An extension of this deadline to 11th February, 2019 had subsequently been agreed.

The Committee noted that the parties had been unable to meet this new 11th February, 2019 deadline and a further extension until 25th February, 2019 for completion of a satisfactory Planning Obligation had been agreed by the Chairman in consultation with the Head of Economy, Planning and Strategic Housing.

The Planning Obligation had been completed and received by the Council on 25th February, 2019 and the planning permission had been granted on 26th February, 2019.

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

74. **URGENT ACTION - MEUDON HOUSE, MEUDON AVENUE, FARNBOROUGH**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1918 (as amended at the meeting), 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 demolition of existing structures and erection of 205 dwellings comprising 93 one-bedroom flats, 80 two-bedroom flats and 32 three-bedroom townhouses with associate access, parking and landscape arrangements.

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. An extension of this deadline to 1st March, 2019 had subsequently been agreed.

The Committee noted that, whilst the necessary legal work had been completed by that date, the return of the signed documents to the Council office on that date had not been possible. A further extension until 8th March, 2019 for the return of the signed documents had been agreed on 1st March, 2019 by the Chairman in consultation with the Head of Economy, Planning and Strategic Housing.

The Planning Agreement had been completed and received by the Council on 6th March, 2019 and the planning permission had been granted on 8th March, 2019.

RESOLVED: That the report (as amended at the meeting) be noted and the action taken be endorsed.

The meeting closed at 7.40 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**Development Management Committee
13th March 2019**

Appendix "A"

Application No. & Date Valid: **18/00887/FULPP** **12th December 2018**

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 at **Abercorn House Fernhill Road Blackwater Camberley**

Applicant: Fairlie Holdings Ltd

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

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

2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers:-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.B; 932/035; 932/038; 932/040 REV.A; 932/041 REV.A; 932/042 REV.A; 932/SK24; 932/SK25; 932/SK26; NPA 10980 302 REV.P03; NPA 10980 401 REV.P01; NPA 10980 402 REV.P01; NPA 10980 501 REV.P01; RPS JNY9303-05.REV D and JNY9303-08 REV.C; Agents Covering Letter; Indigo Planning Statement & Statement of Community Involvement; Orme Design, Access & Planning Statement; Orme Chimney Visual Impact Study; RPS Transport Statement; Quaife Woodlands Arboricultural Survey & Planning Integration Report;

FOA Ecology Ltd Ecology Survey and Bat Detector Survey Reports; and Wareham & Associates Non-Intrusive Structural Survey Report.

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 the re-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.

Application No. & Date Valid: 19/00099/COUPP

5th February 2019

Proposal: Change of use from Public Open Space to private garden land at **44 Caswell Close Farnborough Hampshire GU14 8TD**

Applicant: Mr Nicholas Ratcliffe

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

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

2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: 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 polythene.

Reason - To protect the adjacent amenity tree from development harm.

during the construction period within the rooting zone of ~ tree(s)

Reason - To ensure that existing trees are adequately protected and to preserve their 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.*

Development Management Committee
10th April 2019

Head of Economy, Planning and
Strategic Housing
Report No.PLN1925

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	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>Further work is in progress on amendments to this scheme in the light of consultation responses.</p>

4	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>
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Section B

Petitions

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

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

Case Officer	David Stevens
Application No.	18/00614/FULPP
Date Valid	29th August 2018
Expiry date of consultations	14th February 2019
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
Address	Randell House Fernhill Road Blackwater Camberley
Ward	Fernhill
Applicant	Hamberley Development Ltd
Agent	DLBP Ltd
Recommendation	GRANT subject to satisfactory consultee responses

This application was subject to a formal Members' Site Visit undertaken on Saturday 23rd March 2019.

Description & Relevant Planning History

The Randell House site is an irregular shape measuring approximately 0.5 hectares located in a corner position on the southern side of Fernhill Lane at the junction with Fernhill Road. To the east the site adjoins the rear garden boundaries of Nos.5-11 (inclusive) Randell Close. No.359 Fernhill Road (a semi-detached house) is to the south. Ground levels fall noticeably from the rear of the site towards Fernhill Road. On the opposite side of Fernhill Road are the 'Gracewell of Camberley' care home, the Hamilton Court sheltered apartments, and a pair of semi-detached houses, Nos. 388-390 Fernhill Road.

Randell House is a Victorian former convent building that has been extended and adapted for use as a care home for the elderly, historically accommodating approximately 40 residents. The building has been vacant and unused since 2016. Also within the site, adjoining Fernhill Lane and attached to the rear of Randell House itself, is a former Chapel building (the de-consecrated former All Saints Chapel, built in 1881) last used as a day centre for the elderly,

which has now been vacant for approximately 15 years. The Chapel is not 'locally listed' in the Council's Buildings of Local Importance SPD (2012).

Outline planning permission was granted in January 2006 for the redevelopment of Randell House as an assisted living scheme for the elderly, 05/00683/OUT. This planning permission was renewed in 2008 with the granting of a fresh outline planning permission for the re-development of property as an assisted living scheme for the elderly; 08/00188/OUT. A further outline permission was granted in August 2011 (11/00338/OUTPP) for the demolition of the existing buildings and re-development to provide 41 X 1-bedroom and 2 X 2-bedroom assisted living units (Use Class C2) with associated communal facilities. Unlike the previous outline permissions, the 2011 outline permission permitted the demolition of the former chapel building. This third outline permission expired unimplemented in August 2014.

The new 'Gracewell of Camberley' care home and sheltered apartments at Hamilton Court located opposite the current application site were permitted and built as part of a comprehensive phased re-development of a larger site including the current application site; the land now occupied by the Gracewell care home and some adjoining sheltered bungalows at Hamilton Court further to the south; and also the Abercorn House care home further to the north. Planning permission 13/00343/FULPP permitted the comprehensive phased re-development of the care homes at Abercorn House and Randell House and sheltered bungalows at Hamilton Court with new care-home buildings and facilities. The 2013 approved permission followed the Council's approval of a similar scheme in 2012, 12/00615/FULPP.

The 2013 planning permission has been partially implemented; with the new Hamilton Court and Gracewell care home buildings comprising Phase 1 of the 2013 permitted scheme. The current planning application arises from the sale of Randell House (to the current applicants, Hamberley Developments). The new proposals differ significantly from Phase 3 of the 2013 approved development, which was to demolish Randell House and erect a new building comprising 37 new close-care (Class C2) apartments. The significance of the 2013 approved scheme being partially implemented is that the further phases of the 2013 approved scheme remain implementable.

The Fairlie Healthcare proposals for the Abercorn House site were the subject of a Members' Site Visit on 23 February 2019. Planning permission was approved by the Development Management Committee at their meeting on 13 March 2019.

The 2013 approved scheme for the Randell House site (current application site) comprises the erection of a new building containing 37 new close-care apartments split over three floors and retention of the existing Chapel building. This approved building would be sited roughly in the same position as the existing Randell House care home and joined to the existing Chapel. However the approved building would be extended to occupy a tract of the existing open garden area at the southern end of the site. The approved building would be of a mixture of two and three-storey height, but making use of the fall in ground levels to seek to minimise the impact. The majority of the existing trees on the site would be retained intact, especially those trees forming a substantial screen to the site on its boundary with Randell Close properties, which, where necessary, would be enhanced by new tree/hedge planting. The approved scheme included the retention of the existing entrances from Fernhill Road; and the replacement of the existing limited on-site parking with an enlarged parking area providing 15 parking spaces, including 3 disabled spaces. An existing vehicular entrance to the site from Fernhill Lane (serving a small 6-space parking area for the Chapel and a servicing area for Randell House) was also to be retained. A lay-by primarily for refuse/service vehicles was to be provided on the Fernhill Lane frontage.

In August 2018 a non-material amendment (18/00530/NMA) was approved to the phasing plan for the approved 2013 development comprising the elevation of the Phase 3 works (re-development of the Randell House portion of the 2013 scheme) to be within Phase 2 alongside the re-development of Abercorn House. This approval paved the way for the submission of the Hamberley Developments proposals for a larger care home re-development of the Randell House site, whilst leaving intact the extant 2013 planning permission for the re-development of Abercorn House should the new owners wish to implement that scheme.

The current proposals the subject of this Note are for alternative re-development proposals for the Randell House site. Following the demolition of all of the existing buildings on the site, it is proposed to erect a new care home building comprising 58 bedrooms for the provision of 24-hour care for people with a range of complex needs, including dementia and long-term severe conditions resulting from strokes, acquired brain injuries or other neurological traumas. The age range of residents could be from as young as 18 years, through to elderly residents. The proposed care home would also include a 2-bedroom rehabilitation apartment.

The proposed new building would follow the same basic site layout as previous permitted schemes for the site, with an 'L'-shaped building footprint occupying a similar site position to that of the previous approved schemes. The building is shifted slightly further back on the site in order to accommodate a larger staff/visitors car parking area at the front containing 41 spaces. Vehicular access to the new parking area would continue to be from Fernhill Road. The proposed building would be part 2- and part 3-storey in height and have a total internal floorspace of 3,742 sqm.

The new building would be finished with a selection of facing brick and render, with a mixture of architectural features such as projecting elements with gable roofs and bay windows. Each floor is provided with dining rooms and there would also be a main lounge located centrally on the ground floor.

The application is accompanied by a Design & Access Statement; Planning Statement; Transport Statement incorporating an Interim Travel Plan; a Flood Risk Assessment; an Arboricultural Report; a Preliminary Bat Roost Assessment & Bat Emergence/Re-Entry Survey Report; a further Additional Ecological Information Report; and an Energy Strategy Report. As a result of requests for additional information from Hampshire County Council Highways, Hampshire County Council Lead Local Flood Authority and the Council's Arboricultural and Ecology & Biodiversity Officers, some significant additional/amended supporting material has subsequently been submitted seeking to address matters raised by these consultees. This includes an amended Topographic Site Survey Plan; an addendum to the Planning Statement; a new Tree Survey Report; a new Flood Risk Assessment & Surface Water Drainage Strategy; and an amended/additional plans and an amended Transport Statement.

Consultee Responses

HCC Highways Development Planning	No highway objections subject to conditions following receipt of additional information from the applicants.
Ecologist Officer	Holding Objection and more/amended information required in respect of bat mitigation and monitoring; and the further investigation of the site in terms of the possible presence of badgers and, if necessary, the submission of details for proposed mitigation measures. No objection subject to conditions in respect of reptiles and opportunities for the creation of on-site biodiversity gain.

[Officer Note: the applicants are aware of these matters. The Council's Ecology & Biodiversity Officer has met the applicants' Ecology Consultants on site to discuss what needs to be done to address those matters that are outstanding. This is work in progress and further submissions are expected imminently.]

Arboricultural Officer	More information required: although the submitted Tree Reports identify, describe and assess the condition of trees at and adjoining the application site, there is no assessment of the impact of the proposed development on these trees. An Arboricultural Impact Assessment is required. <i>[Officer Note: the applicants are aware of the need for an Arboricultural Impact Assessment and this is also work in progress and further submissions are expected imminently].</i>
Natural England	No objections in terms of potential impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area subject to conditions.
Lead Local Flood Authority	No objections following receipt of additional information culminating in amended/additional material received by the Council on 22/01/2019.
Thames Water	No objection subject to imposition of conditions. <i>[Officer Note: the requested condition, which relates to the possible need for off-site surface water drainage system improvements, has subsequently been rendered unnecessary as a result of the revised Drainage Strategy proposals submitted at the request of the Lead Local Flood Authority – see above.]</i>
Environmental Health	No objections subject to conditions (construction hours and unforeseen contamination) and standard informatives.
Hampshire Fire & Rescue Service	No objections and provides generic advice concerning fire safety requirements and precautions.
Environment Agency	No comments : The EA did not wish to be consulted on these proposals. EA Standing Advice applies to certain development types and should be used instead if appropriate.
Planning Policy	No planning policy objections in principle.

Neighbours notified

In addition to posting a site notice, 29 individual letters of notification were sent to properties in Randell Close, All Saints Crescent and Fernhill Road, including the 'Gracewell of Camberley' care home and Hamilton Court located opposite These written notifications have included all properties adjoining the application site.

Neighbour comments

7 Randell Close Objection : Our main concern is the size and height of the proposed new

building and how close it will be to our boundary line. Will it block out our sunlight? And will it impact our privacy? Will the hedges remain to help keep privacy and reduce noise? Where are designated smoking areas for staff and patients/visitors as we and 6/7 out of the 11 houses in Randell Close have young children, so don't want a smoking area at bottom of their gardens, where we would hear voices and be affected by cigarette smoke. Also, is the plant room going to be in constant use so there will be constant noise? How much disruption (i.e. demolition, noise, dust, the length of the project, approximately the hour in which the site will open ie start/finish times, Saturday/Sunday, lorries & deliveries and staff parking) would occur? We live in a small cul-de-sac, so not ideal for ten working vans trying to park there, obstructing our driveways and landscaping.

8 Randell Close Objection : Our property is directly behind the proposed site. Development of the site is likely to lead to a considerable lack of privacy into our residence. In addition, Fernhill Lane is already used as a cut-through for many non-residents, a number of whom drive extremely dangerously down this single track road. Adding more traffic to this is dangerous and likely to cause a considerable impact to residents along Fernhill Lane unless speed restrictions are put into place.

9 Randell Close Representation Neither in Support or Objecting : As a resident that backs onto this development I would like to request the council to consider putting conditions in place for contractor parking. When the Gracewell Healthcare was being built on the opposite side of Fernhill Road there wasn't any provision for the contractors to park their vehicles so they used the closest road which was Randell Close (which is only small), which in turn left no parking for residents.
[Officer Note: Although it is long-standing Government guidance that the likely impacts arising from the construction of a development cannot be taken into material account in determining planning applications, it would be usual practice with larger-scale development schemes such as this to impose conditions to restrict hours of work on site and to require the submission of a construction management plan.]

11 Randell Close Objection : Before approving this development we urge the Planning Committee to give serious consideration to the detrimental effect the size, height and proximity this will have to the residents of Randell Close. Backing so closely to the boundary of our very small garden, the much wider two and a half storey building replacing the church/chapel will block our light as the sun moves westerly, as well as resulting in a lack of privacy to our property by being overlooked from the planned family room and activities room. If they are to be retained as planned then opaque glass should be an option. These rooms are intended for leisure time so surely they would benefit more facing into their main garden area. Whilst the elevation drawings indicate a slight reduction in height compared to the existing church it does not show the increased height of the current single storey building attached on the north side. The proposed development on the far north east aspect bordering Fernhill Lane and Randell Close should be reduced in size at best; and at very least all rooflines altered to pitch sloping away from the affected properties.
If all the existing bordering shrubbery is removed to enable the

construction it will take years to regrow and in a gesture to the existing residents in the proximity it would be preferable if this boundary screening could be left in place until completion when the degree of privacy can be determined and screening adjusted accordingly.

[Officer Note: this neighbouring property was visited during the Members' Site Visit undertaken on Saturday 23 March 2019.]

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.

On 21 February 2019, the New Rushmoor Local Plan 2014-2032 was adopted by the Council as the new replacement component of the Development Plan for the area. As a result, although still subject to a legal challenge period from this date, Policies in the Rushmoor Core Strategy and saved old Local Plan policies have been superseded. 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.

The key consideration for the Council in this respect will be whether or not the differences between the extant 2013 re-development scheme approved with planning permission 13/00343/FULPP and what is now proposed for the Randell House site. In this context the following are the main determining issues for the current proposals:-

- (a) Principle;
- (b) Visual Impact upon the character and appearance of the area;
- (c) Impact on trees;
- (d) Impact on Neighbours;
- (e) Highways Considerations;
- (f) Drainage Issues;
- (g) Ecological Impacts : (a) On-Site; and (b) the Thames Basin Heaths Special Protection Area; and
- (h) Access for People with Disabilities.

Commentary

1. Principle - Planning permission is not required for the retention of the existing Randell House building; or for the continued use of the building as a care home falling within Use Class C2. 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 Randell and Abercorn Houses with new care home buildings. The extant and still implementable 2013 planning permission in respect of Randell House is therefore a fallback position for the applicants in the current case. The Council cannot require the implementation of the approved Phase 2 works, since there is no obligation for approved developments to be implemented. It is legitimate for a developer to partially implement an approved development and for a successor developer to pursue alternative proposals.

In this case, the alternative proposals involve alternative proposals for a different care home. Planning Policy does not specify a numerical value or values to define a level of development of any given site that is acceptable or unacceptable in planning terms. Instead it is necessary

to identify whether or not, having regard to the specific circumstances of each individual case, the proposed development would be likely to give rise to material harm to matters of relevance to planning. As a general principle, and within reason, it is an objective of the planning system to seek to make the most efficient use and re-use of existing developed land, such as the current application site. This is supported by the Council's Development Plan Policies and supplementary documents. In the circumstances it is considered the current proposals are acceptable subject to all other relevant planning issues being satisfactorily addressed.

2. Visual Impact upon the character and appearance of the area – There have been no material changes to the site or the nature, visual character and appearance of the area and surrounding property and uses since the 2013 planning permission was granted.

The current proposal is for a different type of care home to that previously approved in 2013. This would involve the employment of more staff, thereby needing a larger on-site car park. As a result the new building would be set back approximately 5 metres further from the Fernhill Road frontage. The 2013 permission approved a replacement care home building comprising 37 new close-care apartments, whereas the current alternative scheme is for a specialist nursing facility care home containing 58 bedrooms and a single rehabilitation apartment. Nevertheless, the current proposed building itself would be of overall similar mass, bulk and height to that already approved : the current proposed building would generally be slightly lower in maximum height compared to the 2013 approved building. The current proposed building would be of three-storey height facing Fernhill Road and set into the rising ground levels to the rear so that only two storeys would rise above ground level at the rear. The 2013 approved development retained the existing Chapel building, the current scheme proposes its removal and replacement with a two-storey 'wing' projecting east and fronting Fernhill Lane. This new wing would be some 1.4 metres lower in than the Chapel building it would replace, it would however be wider and would extend to a point slightly closer to the north-east corner of the site.

The proposed new building would be similar in external design to that approved in 2013. It would be of entirely acceptable conventional design and use of external materials. Indeed, it would be similar to the external design and materials of the 'Gracewell of Camberley' care home on the opposite side of Fernhill Road. It is considered that the site can accommodate, at least in part, a three-storey building. Given that the proposed building would be sited generally in the same position as the building approved in 2013 and continue to make use of the change in levels to accommodate its mass and bulk. It is considered that the overall effect on the visual character and appearance of the area would remain acceptable.

3. Impact on trees –

The site is not the subject of a Tree Preservation Order. Nevertheless, as with the 2013 approved scheme, the applicants consider that the visual impact and impact on neighbours of the proposed development would be softened by the retention of significant existing trees, hedges and shrub vegetation around the margins of the site that they consider would be unaffected by the proposed development. Although there would be some minor loss of trees and shrubbery within the site, the majority of these are insignificant fruit trees, holly and laurel shrubs, and it is argued that the removal would have little impact on the appearance of the site. The proposals, as with the 2013 scheme, show the retention of the prominent mature Beech tree located on a corner position adjacent to the Fernhill lane junction.

The Council's Arboricultural Officer has considered the submitted plans and the Tree Survey Report that has been submitted with the application, but has noted that this does not then include an Arboricultural Impact Assessment (AIA) to assess the impact of the proposed tree

losses and the impact upon adjoining and nearby trees to be retained. Whilst, in the light of the 2013 approved scheme, it is considered likely that trees, hedges and other shrubbery to be retained around the margins of the site would not be materially affected by the proposed development subject to appropriate tree protection measures (which can be the subject of appropriately worded conditions). There are some material differences from the previous scheme. It is now proposed to remove the Chapel and erect a section of the new building in this part of the site. The Arboricultural Officer has therefore requested that an AIA be produced and submitted for consideration to assess the impact of the current proposals.

An updated AIA is being prepared. Subject to the Council's Arboricultural Officer being satisfied with the content and conclusions, it is considered that the proposals would meet the requirements of New Rushmoor Local Plan (2014-2032) Policy NE3. The Committee will be updated in respect of the consideration of this matter at the meeting.

4. Impact on Neighbours – It is considered that there has been no material change in circumstances in respect of the relationships of the site with neighbouring properties since 2013. Given the proposed new building would be a care-home, the existing long established lawful planning use of the site, it is considered unlikely that the activities of care-home residents would give rise to any material and adverse impact on the amenities of neighbours.

Neighbour representations have been received from the occupiers of Nos.7, 8, 9 and 11 Randell Close that back onto the site. Nos.9-11 Randell Close are built at a higher ground level than the application site, although ground levels are more equal with the application site in respect of Nos.6 & 7. Due to the position of the application site to the west or north-west of these Randell Close properties, it is considered that neither the 2013 approved building nor the current proposed building (or indeed any means of boundary enclosure or screen planting) could cause any material loss of sunlight to any of these adjoining properties. In the case of Nos.8-11 Randell Close, this is not to mention the existing substantial trees, hedges and other shrubbery that screen and/or otherwise soften views into the application site proposed to be retained intact. Whilst there are fewer mature trees within the site adjoining the rear boundaries of Nos.6 & 7 Randell Close, there is existing substantial screen conifer hedge located within the site boundary with these neighbouring properties that is also to be retained.

The proposed siting of the new building would be similar to the footprint of the approved 2013 scheme building and would generally be of slightly lower building height. Although the front elevation of the proposed building would be set back further from the Fernhill Road frontage to accommodate the larger on-site car park, this does not translate into the building being correspondingly closer to the rear of the neighbouring Randell Close properties because the current proposed building is of reduced depth. The rear elevation of the current proposed building would be in an almost identical location to that of the 2013 approval. Where the proposed building would replace the existing Chapel building, this additional bulk of building would be angled away from the residential properties to the rear, with the main additional bulk located closer to the Fernhill Lane frontage of the site.

Concern has been raised by occupiers of some neighbouring properties about loss of privacy arising from upper floor windows in the proposed building. The proposed siting would result in minimum wall-to-wall separation distances of 20 metres or more. Even without the existing extensive screening, this would normally be accepted as sufficient separation to provide adequate mutual privacy. The proposed siting of the new building has been arranged to ensure no significant loss of trees and shrubs screening neighbouring properties. There are also opportunities for the provision of new tree and shrub planting to enhance existing screening, especially in proximity to the portion of the site boundary adjoining Nos.6 & 7 Randell Close.

Residents in Randell Close have objected on privacy grounds with particular reference to 'activity' and 'visitor' rooms (i.e. lounge areas) with larger windows at the end of the projecting building 'wing' which would replace the chapel. This wing also contains a number of upper floor windows to bedrooms. Given the orientation of these windows and the separation distance, together with the substantial existing tree screening, it is considered unlikely to give rise to significant or harmful overlooking or loss of privacy to the extent that refusal of planning permission or amendments to the scheme could be justified.

In the case of the adjoining residential property to the south at No.359 Fernhill Road, a combination of the degree of separation and/or orientation of this property to the proposed development is considered to be such as to ensure that an acceptable relationship would arise.

It is considered that there are no other nearby properties that could, conceivably, be materially and adversely impacted by the proposed development.

Due to the scale of the proposed development it is inevitable that occupiers of adjoining residential properties would be subject to some change to their outlook and environment. The existing Randell House site has not been occupied for some time and, even when occupied, was not used particularly intensively. Whether with the approved 2013 scheme or the current proposals, the proposed new care home building is larger and taller than the existing Randell House building and, notwithstanding the existence screening from intervening trees and hedging that could also be enhanced, it is likely to be more visible to neighbours. Planning permission cannot however be withheld on the basis that neighbours would experience change to their outlook. It is necessary to identify clear-cut planning harm in the new relationships between a proposed development and neighbours in order to sustain reasonable grounds for refusal. In this case, having analysed the relationships with neighbours in comparison with what is already approved as a result of the 2013 scheme, it is considered that the current proposed development is neither materially different in terms of potential impact on neighbours than the approved 2013 scheme, nor to give rise to any new and materially harmful planning impacts on neighbours.

5. Highways Considerations – It is proposed that the existing vehicular entrances from Fernhill Road are retained to serve the proposed on-site car parking. These have adequate visibility sight-lines and are considered to be acceptable.

41 on-site spaces would be provided, a significant increase on the 16 provided in the 2013 scheme. This arises because the staffing requirements of the specialist nursing facility care home are higher than for the type of care home facility previously approved. The applicable car parking standard for Care Homes according to the Council's adopted Parking Standards SPD (November 2017) is calculated on the basis of spaces to be provided for visitors, plus spaces for full-time equivalent resident and non-resident staff. In this case, it is not proposed that any staff are resident on site and care for residents would be provided around the clock using a shift system. It is anticipated that there would be approximately 90 staff employed by the care home, but divided into shifts. Evidence has been submitted by the applicants to demonstrate that the peak staff and visitor parking requirement at the site would unlikely to exceed the 41 parking spaces that are proposed. Following the provision of additional information by the applicants in this respect, the Highway Authority (Hampshire County Council Highways) raise no highways objections to the proposals. It is considered that the overall parking provision for the proposed care home would be adequate, subject to a condition to require that the indicated quantum of parking spaces is provided and retained at all times for parking purposes for the use of staff and/or visitors to the care home.

At present there are two existing vehicular entrances from Fernhill Lane, one of which is the Randell House service entrance and the other a disused route to the chapel forecourt area. As a result of the proposals, both of these would be closed. Servicing of the building would take place in the on-site parking area. This is considered to be a safer arrangement similar to the service arrangements adopted at the care home opposite. Hampshire County Council Highways consider the proposed servicing arrangements to be satisfactory.

Hampshire County Council also request imposition of a condition requiring the submission of a Construction Management Plan. In this 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. Residents in Randell Close have expressed concerns about the potential for construction contractor parking. Furthermore, planning permission has also very recently been granted for the extension and refurbishment of the nearby Abercorn House. In the circumstances it is therefore considered reasonable to require the submission of a Construction Management Plan.

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

6. Drainage Issues –

The application is accompanied by a Drainage Strategy Report incorporating a Flood Risk Assessment. The site is located within Flood Zone 1, which is land at the lowest risk of fluvial flooding. Accordingly, although a care home use is defined as being 'more vulnerable in flood risk terms, the Environment Agency raise no objections as standing advice and no mitigation measures are indicated as being necessary. It is therefore considered that the proposals are acceptable having regard to New Rushmoor Local Plan Policy NE6.

New Rushmoor Local Plan Policy NE8 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). In this particular case, it has been established that the on-site ground conditions preclude the use of soakaways to dispose of surface water on-site : the ground at the application site has insufficient permeability because the water table at the site is high. For this reason the applicants' submitted Drainage Strategy Report proposes that new storm water drainage systems be installed throughout the site as part of the development and that surface water would be discharged into the existing off-site public surface water drainage network. The discharge off-site would be at a reduced controlled rate, thereby requiring provision of some on-site surface water attenuation storage to be installed under the new parking area. The applicants' original proposals in this respect have been subject to some amendments and additional information (received at the request of both the Lead Local Flood Authority (Hampshire County Council) and Thames Water. Discussions between these authorities has determined the discharge rate that the public surface water sewer system can safely accommodate and the on-site surface water drainage attenuation sized accordingly. As amended there is no objection to the proposed surface water drainage measures. Accordingly, subject to a condition to require the implementation in full of the revised proposed on-site drainage system to be incorporated into the development, it is considered that the requirements of New Local Plan Policy NE8 would be met.

7. Ecological Impacts –

(a) On-Site Ecology: The application site has been unused for approximately 3 years and contains a variety of potential wildlife habitat: the buildings, grassland, scrub, and some woodland. The site also adjoins larger tracts of mature woodland to the north of the Borough. Accordingly the ecological surveys undertaken with past applications and the current

application have identified the presence or potential presence of a number of protected wildlife species : bats, badgers and reptiles.

Protected wildlife species are subject to legislative protection entirely separate from the Planning system: primarily with the Wildlife & Countryside Act. Badgers are additionally protected from harm under the Protection of Badgers Act 1992. Undertaking works within 30 metres of an active badger sett requires a developer to obtain a licence from Natural England. There are also separate licencing arrangements with Natural England in respect of bat roosts.

The Council's Ecology & Biodiversity Officer has inspected the application in the company of the applicants' ecology consultants. The consideration of this application has, in part, been delayed for some time as a result of the need for the applicants to have up-to-date ecological surveys undertaken this spring; and this is work that could not commence in earnest until within the last month.

In terms of bats, three separate bat roosts have been identified on site either located within the building or within trees on site. The Council has received a draft bat mitigation strategy that the Council's Ecology & Biodiversity Officer considers to be a good start, but requires amendment in terms of the details of the proposed mitigation measures to ensure that they can be retained for the long term. Additionally, the mitigation strategy should incorporate a method statement detailing how the bats safety is to be assured during demolition of the existing buildings. It is further necessary for monitoring to be incorporated into the mitigation strategy to establish whether or not the mitigation has been successful. The Strategy specifies that six bat boxes be erected, which the Ecology Officer recommends are integrated into the proposed building. The applicants' suggestion that the bat boxes be installed in trees at the site instead is considered to leave them at greater risk of being disturbed later, such as when tree pruning works may be undertaken. The applicants additionally suggest that a roost of Brown Long-Eared Bats be provided with a bat loft within the roofspace of the new building, however the Ecology Officer advises that the 5 X 5 metre space suggested by the applicants falls short of the recommended 20 metre length by 4 metre depth dimensions. The applicants have been asked to re-design this proposed bat loft accordingly. Additional and amended details in respect of bat mitigation are awaited from the applicants. If acceptable, the implementation and retention of such details could be secured by condition and would inform the separate bat licencing process with Natural England. An update on this matter will be provided to Members at the meeting.

An ecological survey undertaken in 2011 noted that there was a disused badger sett located within the site and a number of possible signs of badger foraging were also seen. Badgers are extremely mobile and can re-use old setts. The Ecology & Biodiversity Officer has therefore requested that a badger walkover survey of the site be undertaken and that, if signs of badger use/occupation are evident, appropriate mitigation measures are specified to ensure that badgers and their foraging habitat come to no harm during site clearance and construction periods, and also when the proposed development is operational. This information must be received and considered acceptable by the Council before a decision can be made on the application; implementation and retention secured with an appropriate planning condition; and would also determine whether or not a Badger licence would be required from Natural England. The walkover survey could not be undertaken until recently and the results of the survey are currently awaited. An update on this matter will be provided to Members at the meeting.

Although sub-optimal, all habitat requirements for reptiles are present within the application site. Accordingly the Ecology & Biodiversity Officer has requested that a detailed reptile survey of the site be undertaken and an appropriate translocation, mitigation management and

monitoring strategy be formulated. The Ecology Officer considers that planning conditions can be imposed to require the undertaking of a reptile survey and the submission of a survey report and proposed mitigation strategy as appropriate to the Council. It was noted at the Members' Site Visit that the reptile survey work was already underway.

The Council's Ecology & Biodiversity Officer additionally notes that the site contains some invasive plant/shrub species that are either removed or controlled. As such it is recommended that a condition be imposed to require the submission of a strategy to achieve this aim. Additionally, it is considered that there are opportunities for the development to incorporate general mitigation for all the protected species on site and also provide an element of biodiversity gain as required by New Rushmoor Local Plan Policy NE4. It is considered that these enhancements could include:-

- All rhododendron, cherry laurel and other non-indigenous shrubs to be removed, taking care to ensure that any protected species are not disturbed in the process;
- Non-indigenous plant species should be replaced by indigenous shrub species and a species rich hedgerow. This can be done in phases if screening needs to be maintained on the boundary. This will provide mitigation and enhancement of bats, reptiles, birds and invertebrates
- Grassland to be enhanced by species rich meadow creation or acidic grassland. To ensure access by the residents paths can be mown or built within the grassland with seating areas amongst the meadow.
- One section of grassland should be mown more regularly to ensure foraging habitat for the resident badgers.
- Bat boxes and swift, house sparrow, house martin and swallow boxes and bricks incorporated into the new build.
- Bird boxes for common garden species, bird feeding stations and bird baths should be erected around the grounds. Residents could look after these enhancements and could watch the birds feeding.
- Hibernacula, log piles, loggaries and insect boxes incorporated into the landscaping to provide shelter for invertebrates and reptile species.

It is also suggested that a green or brown roof should be erected on the new building, although this would require a significant re-design of the proposed building roof. Nonetheless, it is considered appropriate to impose a condition requiring the submission of proposals for biodiversity gain.

(b) Thames Basin Heaths Special Protection Area: 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 view that there can be no means of satisfactorily mitigating for the impact of any proposed new general needs (Use Class C3) residential development, either alone or in combination, upon the integrity and nature conservation interest of the SPA. In respect of institutional residential accommodation falling with Use Class C2, it is Natural England's policy to consider very carefully the likely mobility of residents in order to assess whether or not there would be any likelihood of any recreational use of the SPA by residents and, if so, to raise objection to those proposals.

In this case, Natural England advises that they are satisfied that residents of the proposed new care home would have sufficiently limited mobility that recreational impact on the SPA is most unlikely. Residents of the proposed care home would only be admitted on the basis of their need for full time nursing care. The proposed rehabilitation unit would be used for residents

with acquired brain injuries or a neurological brain condition whom, whilst possibly gaining some improvements in their mobility over time, would still have limited mobility that would be insufficient to be likely to have any significant recreational impact upon the SPA.

The approved 2013 care home scheme for this site permits provision of 37 close-care apartments and the planning permission restricts the nature of the use to Use Class C2 only. Nevertheless, Natural England are now concerned about the possibility of the nature of C2 care homes uses changing over time and, as such, have requested that permission be granted subject to condition(s) restricting the nature of the C2 care home use, namely:-

- Residents to have limited mobility and require full-time nursing;
- Ancillary staff accommodation not to be allowed on site;
- Car parking to be restricted exclusively to staff and visitors; and
- No pets (except assisted living dogs) to be kept on site.

The applicants have been consulted in respect of this requested condition and have confirmed that they are willing to accept these restrictions. Subject to suitably-worded condition(s) being imposed in these respects it is therefore considered that the proposed development would be unlikely to have any significant impact upon the integrity and nature conservation interests of the Thames basin Heaths Special Protection Area.

8. Access for People with Disabilities –

The proposed development should provide access for people with disabilities at least in accordance with Building Regulation requirements. Indeed, care homes are specifically designed to enable the movement of people with mobility difficulties. They are also subject to a range of standards and requirements enforced separately by the Care Quality Commission and those organisations referring residents to the care home. It is considered that adequate means and measures would be incorporated into the development to achieve a good standard of access for people with disabilities.

Conclusions –

The consideration of this application has necessarily been delayed awaiting the appropriate time to undertake ecology surveys. It is considered that, provided satisfactory arboricultural impact assessment and ecological reports are received, the proposals are acceptable in principle, visual, flood risk and highway terms; have no material and harmful impacts upon neighbours; have no material and harmful ecological impacts; 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, NE4 and NE6-8 of the New Rushmoor Local Plan (2014-2032) (adopted February 2019).

Full Recommendation

A. It is recommended that subject to receipt by 26 April 2019 of satisfactory:-

- (a) Arboricultural Impact Assessment;
- (b) Badger Survey Report and appropriate Badger Mitigation Strategy; and
- (c) Updated Bat Mitigation Strategy incorporating satisfactory amended details in respect of new bat roost facilities to be incorporated within the development;

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 material not being submitted and/or considered satisfactory by the relevant consultees by 26 April 2019, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not satisfactorily address arboricultural and ecological impacts contrary to New Rushmoor Local Plan Policies NE3 and NE4.

B. The Head of Planning be authorised to amend the deadline in Recommendation A. above should the circumstances be considered appropriate.

- 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 and documents - Harrison Irwin Architects Drawing Nos.2406-HIA-ZZ-ZZ-DR-A-01001; 2406-HIA-ZZ-ZZ-DR-A-01002; 2406-HIA-01-00-DR-A-02001; 2406-HIA-01-01-DR-A-02002; 2406-HIA-02-01-DR-A-02003; 2406-HIA-01-03-DR-A-02004; 2406-HIA-02-01-DR-A-02006 (GF); 2406-HIA-02-01-DR-A-02006 (FF); 2406-HIA-ZZ-ZZ-DR-A-04001; 2406-HIA-ZZ-ZZ-DR-A-04002; 2406-HIA-ZZ-ZZ-DR-A-04003; 2406-HIA-ZZ-ZZ-DR-A-04004; 2406-HIA-ZZ-ZZ-DR-A-01-003; CGI 01; CGI 02 & CGI 03; Harrison Irwin Architects Design & Access Statement; Dominic Lawson Planning Statement (August 2018) and Planning Statement Addendum (November 2018); WA Engineers Amended Flood Risk Assessment & Surface Water Drainage Strategy received 22 January 2019 and Appendices incorporating Global Surveys annotated Topographic Survey Plan and Drawing Nos.SL(4)400, SL(4)401 & SL(5)500; White Young Green Transport Statement and Interim Travel Plan; Ian Keen Arboricultural Report (2012) and Tree Survey Report (November 2018); Harnis Energy Strategy Report; Crestwood Preliminary Bat Roost Assessment and Bat Emergence/Re-Entry Survey Report (25 October 2017) & Additional Ecological Information : Preliminary Bat Roost Assessment of Chapel and Continuation of Bat Emergence/Re-Entry Surveys Report (8 August 2018).

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

- 3 Notwithstanding any indication of details which may have been given in the application, or in the absence of such information, construction of the following elements of the development hereby approved [the external walls, roofing materials, window frames/glazing, rainwater goods, and any new external hard-surfacing materials] shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained.

Reason - To ensure satisfactory external appearance. *

- 4 Prior to occupation or use of the development hereby approved, any new screen and boundary walls, fences, hedges or other means of enclosure shall be installed in

accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The new boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property. *

- 5 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

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

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

- 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 be occupied solely by persons whom are mentally and/or physically frail; have mobility problems; suffer from paralysis or partial paralysis; or are in need for assistance with the normal activities of life. The care home hereby permitted shall not be used for any other purposes, 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 58 client bed spaces and a single two-bedroom rehabilitation apartment only unless with the prior written 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; and in the interests of the safety and convenience of highway users.

- 9 For the avoidance of doubt, there shall be no self-containment or staff accommodation provided within the care home the subject of this permission.

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

- 10 There shall be no dogs or cats kept at the care home hereby approved at any time (other than assisted living dogs).

Reason - To ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 11 The care home the subject of this permission shall not be occupied until the 41 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.

- 12 The development hereby approved shall be implemented and completed in full incorporating the on-site surface water drainage measures as specified by the revised Drainage Strategy received by the Council on 22 January 2019. The approved surface water drainage system shall subsequently be retained and kept fully operational at all times in accordance with the approved details.

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

- 13 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. *

- 14 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.

- 15 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.

16 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. *

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 The existing trees, hedges and shrubbery on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-

- (a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection area(s) of the trees/hedges as identified in the Tree Survey Report submitted with the application hereby approved;
- (b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;
- (c) no burning of materials shall take place on site; and
- (d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences.

Reason - To preserve the amenity value of the retained tree(s).

- 19 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

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

- 20 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.

- 21 Before any works commence on site, a full reptile survey will be carried out, with the results submitted to Rushmoor Borough Council. If reptiles are present on site a Translocation, Mitigation, Management and Monitoring Strategy shall be submitted to, and agreed by Rushmoor Borough Council. The Strategy as may subsequently be approved shall be implemented in full and measures maintained or retained as appropriate thereafter.

Reason:- To ensure that reptiles are protected.

- 22 Before any works commence on site an Invasive Non-Native Species (INNS) Strategy shall be submitted to and agreed by the Local Planning Authority. The Strategy as may subsequently be approved shall be implemented in full and measures maintained or retained as appropriate thereafter.

Reason: To ensure that INNS are eradicated from the site.

- 23 Bat Survey and Mitigation Condition.

- 24 Badger Survey and Mitigation Condition.

INFORMATIVES

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

It is considered that the proposals are acceptable in principle, visual, flood risk and highway terms, have no material and harmful impacts upon neighbours, have no material and harmful ecological impacts, 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, NE4 and NE6-8 of the New Rushmoor Local Plan (2014-2032) (adopted February 2019).

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.

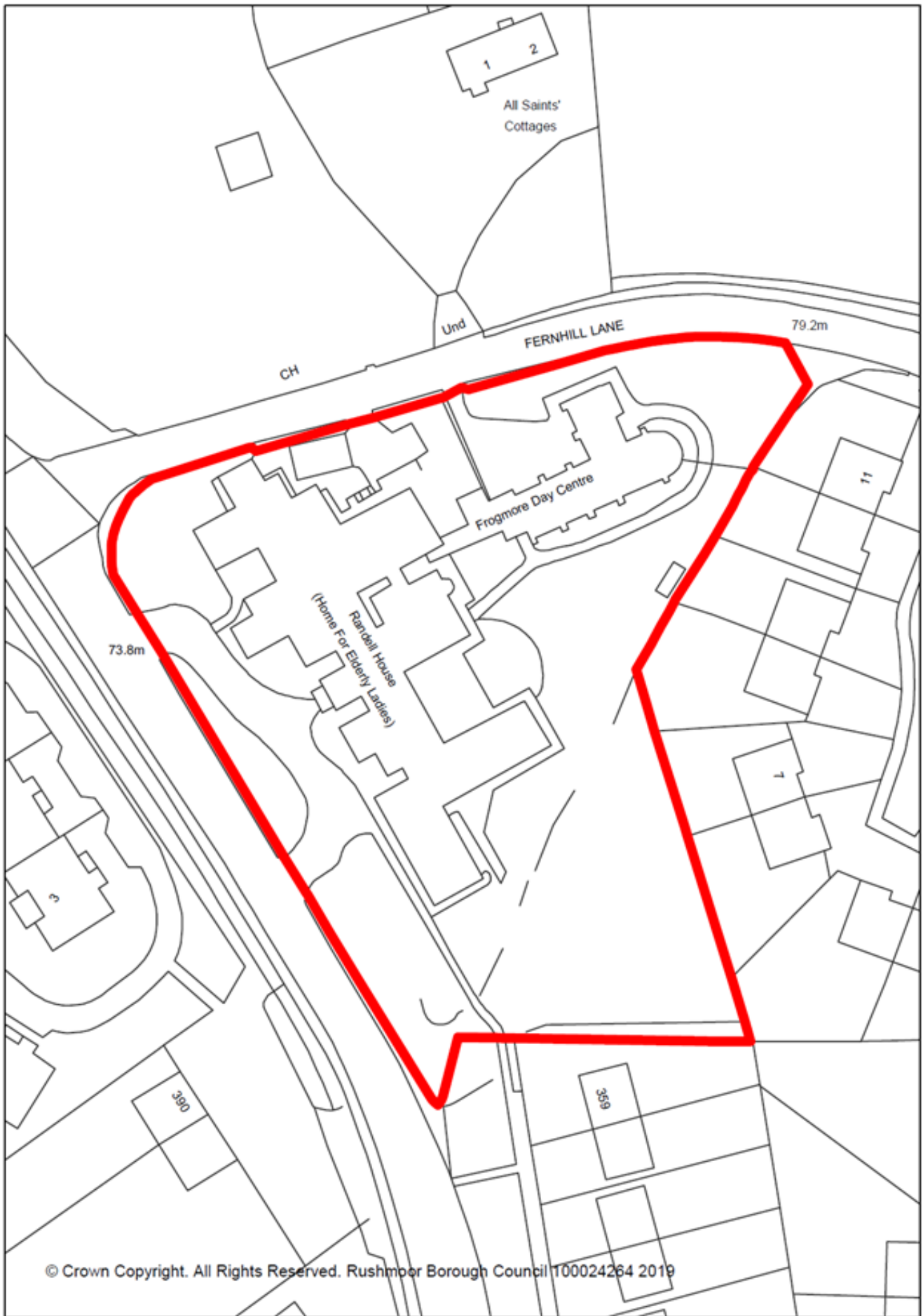
5 **INFORMATIVE -** No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.

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.

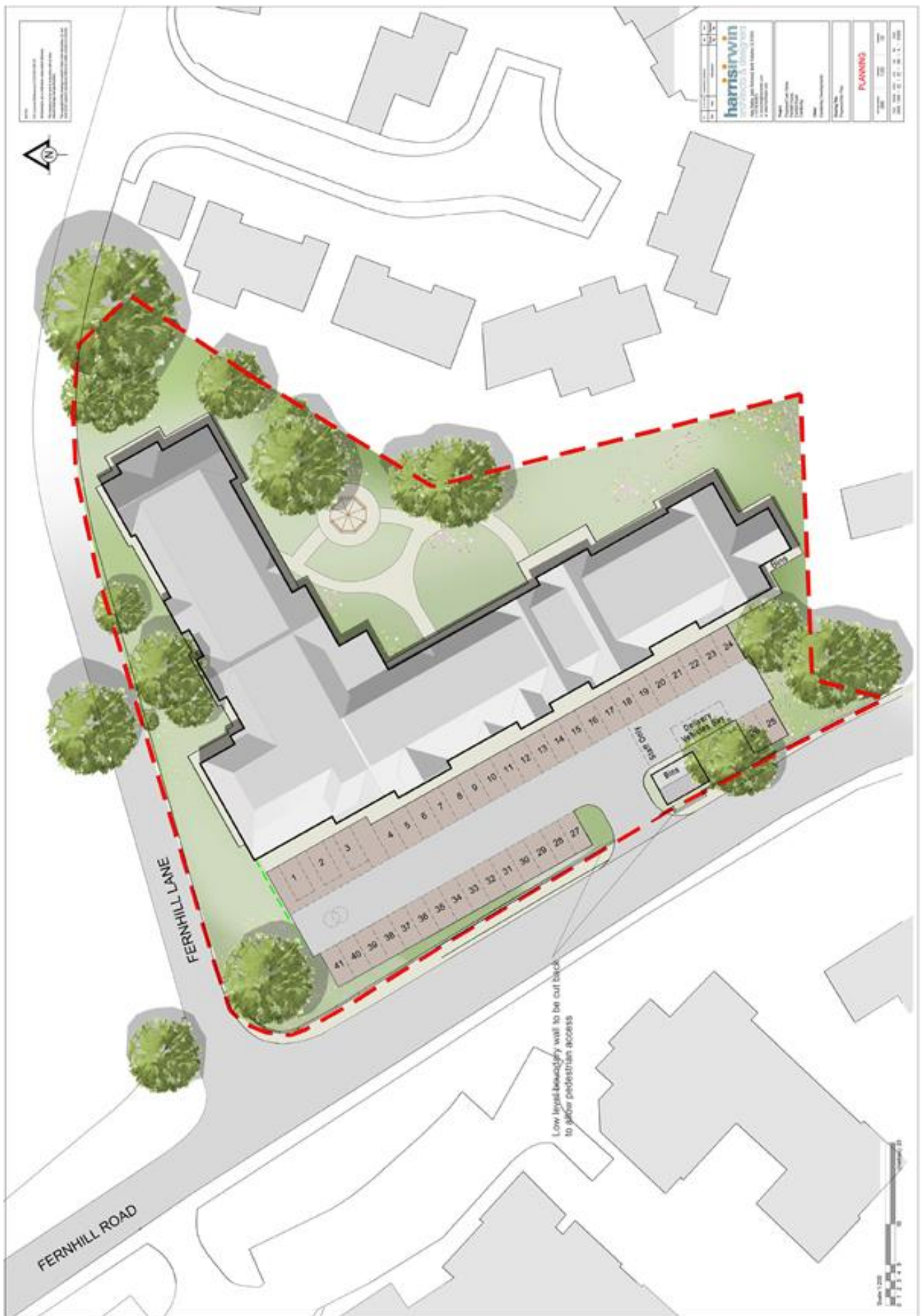
7 **INFORMATIVE -** It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the 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 - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.
- 10 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.
- 11 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



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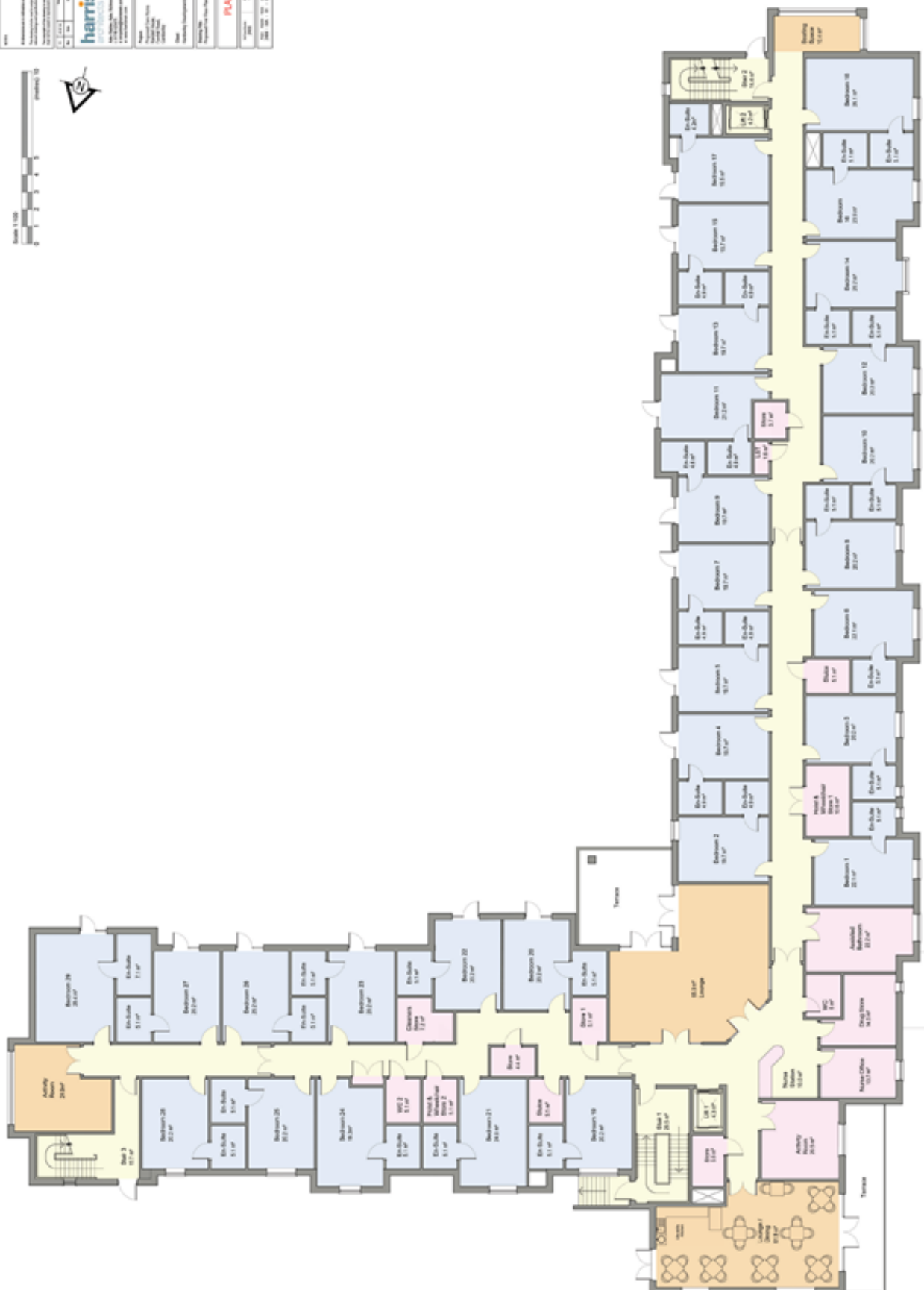


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Project: _____
 Date: _____
 Scale: _____
 Drawing No.: _____

PLANNING
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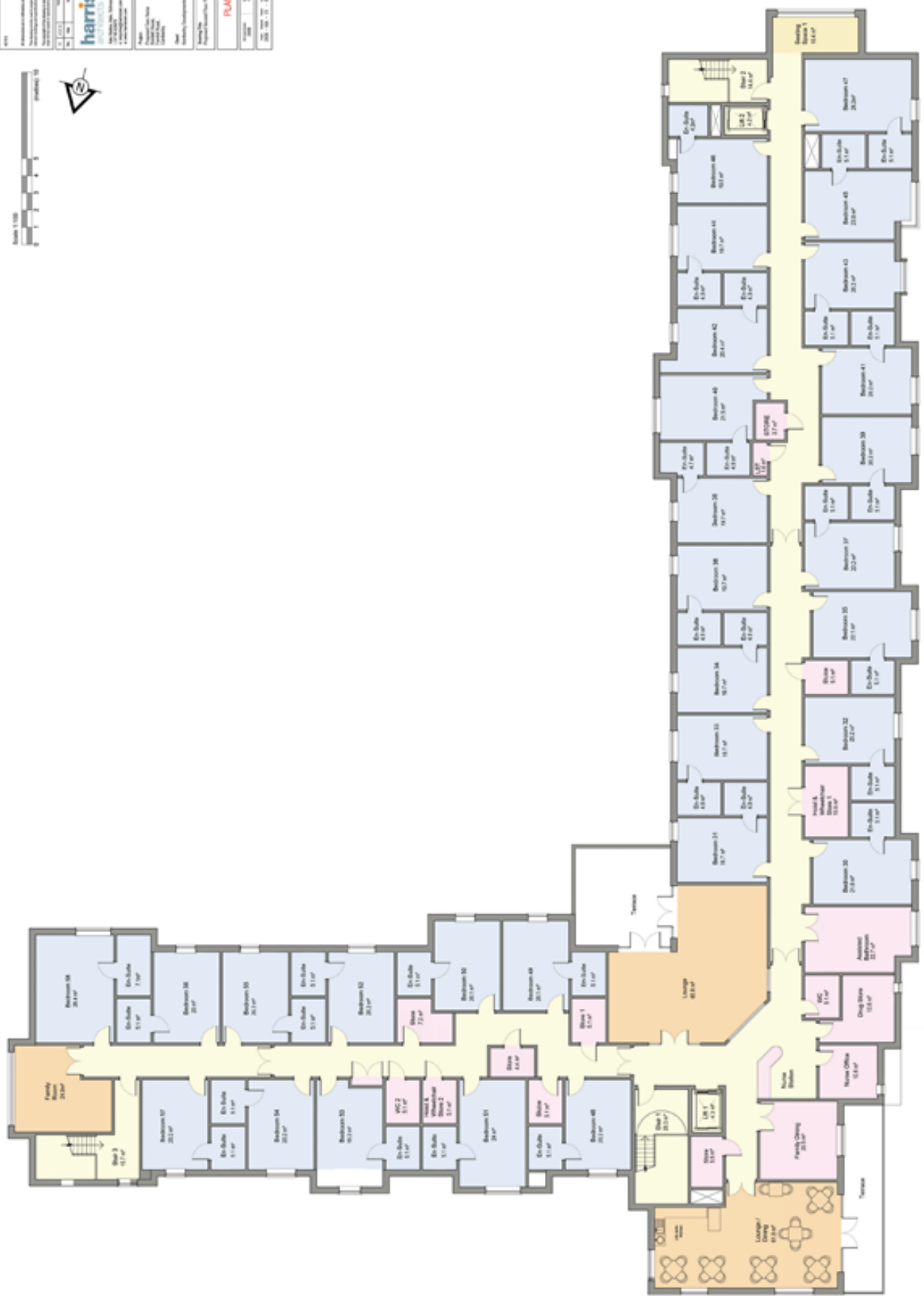
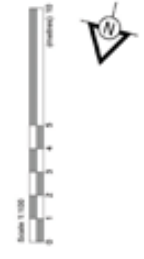


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 ARCHITECTURAL FLOOR PLAN
 100% DEVELOPMENTAL
 100% PERMITTED
 100% FINISHED
 100% CONSTRUCTION

hamisirwin
 ARCHITECTS & DESIGNERS
 100% FINISHED
 100% PERMITTED
 100% CONSTRUCTION

100% FINISHED
 100% PERMITTED
 100% CONSTRUCTION

PLANNING
 100% FINISHED
 100% PERMITTED
 100% CONSTRUCTION







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

Case Officer	Sarita Bishop
Application No.	19/00048/FULPP
Date Valid	4th February 2019
Expiry date of consultations	29th March 2019
Proposal	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
Ward	Empress
Applicant	Farnborough Business Park Limited
Agent	Miss Isobel McGeever
Recommendation	GRANT

Description

This irregular shaped site is located to the west of Pinehurst Road. It is a component part of that part of Farnborough Business Park denoted as Area C. It comprises an area of undeveloped land containing areas of grassland, trees and hardsurfacing which have most recently been used as a site compound for adjoining development. There is established structural landscaping along the Pinehurst Road boundary. There are bus stops on Templer Avenue and Pinehurst Road. There is a demand responsive bus service within the park which offers free connections to rail services at peak times and a flexible service to a variety of town centre locations at other times of day depending on user requirements. Farnborough Business Park is subject to an Article 4 direction which removes permitted development rights for any changes of use to residential.

Part of the land immediately to the west of the site is being developed as a car dealership and workshops. It is envisaged that these premises which will be ready for occupation this summer. The remainder of the land to the west remains undeveloped but has been used as a site compound for adjoining development. The Costco retail warehouse lies beyond the car dealership which all together comprise the remainder of Area C.

Pinehurst 1 and 2 lie to the south of the site and comprise two four storey office buildings. These buildings have surface car parking with vehicular access onto Templer Avenue.

These buildings are also served by a two lane egress onto Pinehurst Road. Between the site and Pinehurst 2 there is a vacant plot which is known as Pinehurst 3 (formerly Building C, see below). The Square incorporating the Historic Core, including the Grade II listed airship hangar, buildings 250 and Q134 known as The Hub, 110, 120 and 140 Pinehurst Road occupied by Fluor and the Village hotel lie to the east of Pinehurst 1 and 2. Land to the south of Pinehurst 1 is a development site which is a component part of Area E which currently being developed by Gulfstream Aerospace. The Invincible Road industrial estate lies to the north beyond Elles Road, a major arterial road into and out of Farnborough town centre. There is established tree planting along most of Elles Road, a defined Green Corridor.

As originally submitted Farnborough Business Park had an area of just under 51 hectares with vehicular access from Elles Road (A327) via the Meadowgate roundabout or Meudon Avenue via the Sulzers roundabout. Queensgate Road and Trenchard Way (formerly the Southern Access Road) provide vehicular access into the park between Government House Road and the Meadowgate roundabout at the end of Templar Avenue. To the east of the business park there is a tree/landscaped area (which is within the control of the applicants) and the terraced properties of Pinehurst Cottages. Within the business park there are various office buildings typically four storey in height, a Village hotel, a Costco warehouse club, a Costa Coffee drive through, a car dealership and workshop in the process of construction, the Square incorporating the Historic Core and buildings 250 and Q134 known as The Hub and The Gloster pub/restaurant. Barons car showroom and housing built by Redrow are located to the east of the park. Farnborough Airport is to the south.

In November 2000, outline planning permission, 99/00744/OUT, was granted for the redevelopment of the former Royal Aircraft Establishment factory site and G1 area to provide up to 155,350 sq m of B1 floorspace with up to 6000 sq m of associated development for subsidiary uses within Classes A1 (retail), A3 (food and drink), D1 (non residential institutions) and D2 (assembly and leisure) with associated car parking, landscaping, access roads and new junction with Elles Road. Permission was also granted for the construction of the southern access road. This permission was subject to a legal agreement which, amongst other matters, required the provision of the southern access road when half the permitted floorspace had been constructed and occupied and the submission of a green transport plan. An indicative master plan was submitted with this outline application which subdivided the business park into areas designated zones A-H. The application site is within part of zone C.

Reserved matters applications have been approved, implemented and completed for B1 development with associated car parking at 1 Meadow Gate (4146 sqm) and 25 Templar Avenue.

Planning permission has been granted, implemented and completed for works to the Historic Core, and associated development.

In June 2001 variation of condition 4(h) attached to 99/00744/OUT was approved which permitted a variation in the maximum parking provision to 1 space per 30 sq m of gross floor area, 01/00273/FUL.

In June 2006 a variation of condition 2 attached to 99/00744/OUT was approved which extended the time limit for the submission of reserved matters until 17 November 2017, 06/00362/FUL. This permission has now expired.

In 2007 planning permissions were granted for the erection of a car showroom on zone F and residential refurbishment/redevelopment of zones G and H, (05/00817/FUL and

06/00633/FUL respectively). Both permissions were subject to legal agreements which sought to expedite the construction of the southern access road. Both developments have been completed and are occupied.

Planning permission was granted in May 2007 for a revision to the route of the southern access road. This was implemented and is now in use comprising Queensgate Road and Trenchard Way.

Reserved matters approval, 07/00591/REM, was granted in October 2007 for the remainder of Area D in respect of the erection of 4 four storey B1 office buildings, (23,047 sq m) (to be known as buildings Q110, Q130, Q140 and Q150), a single storey café pavilion building (223 sq m) with associated external seating area, a part 5 part 6 storey car park (548 spaces), surface car parking (219 spaces of which 38 identified for disabled use), 204 cycle spaces and 22 motorcycle parking spaces and ancillary electricity substations. Two access points were proposed onto Pinehurst Road on either side of the landscaped courtyard with an access point between buildings Q140 and Q150 onto O'Gorman Avenue. Pedestrian access was proposed through the hotel site to the north. The existing pedestrian and cycle ways along the site boundaries with Pinehurst Road and O'Gorman Avenue were shown to be retained, although modified to reflect the revised access arrangements.

In October 2008 planning permission was granted for the erection of a larger multi storey car park (944 spaces) with associated alterations to surface parking (resulting in a total of 162 surface spaces of which 55 were identified for disabled use to serve the development) access and landscaping, 08/00504/FULPP. This permission was subject to a condition requiring annual monitoring of the extent of take-up of spaces within the proposed car park, with a parallel requirement that 80% of the vacant spaces are made available for the use of business park employees and visitors other than those permanently based within the area D office buildings in order to encourage effective travel planning and full use of the proposed car park by occupiers of the wider development. The remainder of the site was as previously approved. The above permissions in respect of Area D have been completed with all four buildings being occupied by Fluor. As a consequence the redevelopment of Area D is complete.

In December 2010 reserved matters approval was granted for the siting, design, external appearance, access and landscaping in respect of the erection of 4 four storey B1 office buildings, (20,110 sq m) of varying sizes (Building A 4685 sq m, Building B, 6050 sq m, Building C 3925 sq m and Building D 5450 sq m) a 4 floor multi storey car park with surface car parking (a total of 670 spaces of which 34 are identified for disabled use), 52 cycle spaces and 27 motorcycle parking spaces and ancillary plant and machinery, on a site within Area C larger than the current site. Two main access points were approved, one onto Pinehurst Road and one onto Templer Avenue following the closure of the existing access points. The proposed layout created a new east-west pedestrian street aligned with the central axis of the listed airship hangar frame and the space between buildings 200/250 with potential to extend the street westwards to a second square surrounded by further buildings. Two buildings were approved on each side of the street with a central landscaped area with a water feature and seating, a decked car park located immediately to the north with a central visitor drop-off point accessed from Templer Avenue. The buildings were sited so that the largest building was located in the most prominent position adjacent to the roundabout at the junction of Templer Avenue with Pinehurst Road.

The four office buildings were approved at a height in the region of 17 metres in height with plant above (a further 2.4 metres) with double height entrances and new screens at roof level to enclose the plant areas. The buildings had a contemporary design with flat roofs to reflect

the character to buildings 200 and 250 within the park . The external materials were approved as cladding panels with coloured surrounds to the entrances. Set within these panels, clear and opaque glass were proposed in deep set frames in white powder coated aluminium which projects from the buildings.

The car park was approved parallel to the northern boundary, having a footprint of 57 metres by 17 metres. It was shown to be about 10 metres high punctuated by stair towers at 12 metres high. When viewed from the north it would have appeared to be lower given changes in levels across the site and the creation of a new landscaped bund (an increase of about 1.5 metres at the perimeter of the car park.) The car park was to be finished in cladding in natural tones. The north elevation was visually subdivided by the use of galvanised metal screens with wire spanning to support climbing foliage.

The existing pedestrian and cycle ways along the site boundaries with Pinehurst Road and Templer Avenue were shown to be retained, although modified to reflect the revised access arrangements.

Alterations to the external appearance of the approved scheme were approved in September 2011, 11/00436/MMAPP. This scheme has not been implemented.

In June 2012 planning permission, 12/00239/MMA, was granted for the erection of a warehouse building to comprise a warehouse club (a sui generis use), associated car park with 616 spaces and access from Templer Avenue at the western end of Area C . This permission was implemented and the premises opened for business in July 2013.

In August 2013 an amended reserved matters approval was granted, 13/00436/REM, to the one approved in December 2010 for the siting, design, external appearance, access and landscaping in respect of the erection of in respect of the erection of 4 four storey B1 office buildings, (29430 sq m) of varying sizes (Building A 5600 sq m, Building B, 6720 sq m, Building C 8100 sq m and Building D 9010 sq m), 4 floor multi storey car parks with surface car parking (a total of 981 spaces of which 49 are identified for disabled use), 196 cycle spaces and 39 motorcycle parking spaces with ancillary plant and machinery. Three access points were proposed to serve the development, two from Pinehurst Road and one from Templer Avenue. The existing access onto Pinehurst Road was shown to be closed. The northernmost access onto Pinehurst Road and the one onto Templer Avenue were linked by an internal access road. They would be the main vehicular access points into the site and have defined right hand turn lanes on approaching each access. The southernmost access onto Pinehurst Road was shown to accommodate exit only movements from a shared service that provides a new cycle lane and gives access to a small number of parking spaces to avoid creating a full crossroads with O'Gorman Avenue. A number of drop off bays were to be provided along Pinehurst Road, with each bay capable of accommodating two vehicles. The multi storey car park was relocated largely extending along the length of the western site boundary. Separate delivery and servicing bays were to be provided for each building. Buildings A and B would benefit from a delivery bay within the adjacent parking areas, buildings C and D would be served from a delivery bay accessed from the internal access road.

In February 2014 planning permission, 13/00822/REVPP, was granted for revisions to the reserved matters approval above relating to extension and alterations to the approved decked car park and to the surface car park layout, alterations to the refuse and plant enclosure for building B and provision of rear access into buildings A+B. Associated changes to the approved landscaping scheme were also approved.

This permission was implemented, subsequent to the following revisions, in respect of buildings A and B (now Pinehurst 1 and 2). These buildings are complete and occupied. The main access onto Templer Avenue has been completed as has the two lane egress onto Pinehurst Road.

In February 2014 details pursuant to conditions 4(e), 4(f) and 4(j) attached to outline planning permission 99/00744/OUT were approved, 13/00821/REMPP, in relation to the following matters in respect of buildings A and B:

(e) The siting of all buildings and the means of access thereto from the proposed highways within the site, including the layout, construction and sightlines;

(f) The design and external appearance of all buildings, plant and tanks, including details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;

(j) The provision to be made for street lighting and all other means of external lighting (including security lighting) within the development.

Both these approvals were implemented in respect of buildings A and B (now Pinehurst 1 and 2). These buildings are complete and occupied. The main access onto Templer Avenue has also been completed as has the two lane egress onto Pinehurst Road. As part of this development 265 surface car parking spaces have been provided.

In September 2017 planning permission 17/00348/FULPP, was granted for the erection of a new car showroom with ancillary offices to be used for the sale and display of motor vehicles; an associated workshop for the repair, servicing and maintenance of motor vehicles together with associated car and cycle parking, access/highway works, drainage, bin store, landscaping, plant and ancillary works on land to the north of Templer Avenue (and to the west of the current application site).

A variation to this permission, 18/00498/REVPP, was granted in September 2018 to allow for changes to the car and cycle parking layouts, the installation of an electricity substation, the installation of pole mounted freestanding CCTV, alterations to doors and windows on showroom, workshop and ancillary buildings, extensions to workshop building to accommodate stair blocks, alterations to link corridor at roof level and extension to roof terrace.

Both these permissions were implemented. The buildings are now complete and are in the process of internal fit out in preparation for occupation in summer 2019.

In July 2018 planning permission, 18/00454/FULPP, was granted for the change the use of part of the site from Use Class B1 (Business) within the business park, to become operational land forming part of Farnborough Airport (Sui generis) on land south of Templer Avenue (this includes land within Area E). This permission has been implemented.

In October 2018 planning permission 18/00657/FULPP, was granted for the demolition of existing hanger and erection of a new hangar building with associated car parking, landscaping and access and creation of external aircraft apron, connection to taxiway and new airport perimeter road on land at Farnborough Airport (this includes the land south of Templer Avenue referred to above). This permission is currently being implemented.

In February 2019, a screening opinion, 19/00056/SCREEN, was issued in respect of the

current development proposal advising that it was not EIA development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

The current proposal is a variation to the scheme approved in August 2013 in respect of building D, now known as Pinehurst 4. As proposed the siting remains largely as previously approved being the most northerly of the four buildings. An increase in floor area is proposed from 9010 sq m up to 10090 sq m. As previously approved the proposed building is four storey in height (some 16 metres) with a flat roof and a roof top plant room (an additional 3 metres in height set back from the building edge). As previously approved it has a contemporary design characterised by large areas of glazing and curtain walling. It has a full height reception area and a large feature entrance canopy onto Pinehurst Road. The floor layout comprises two office wings coming off a central reception and services core. In addition both wings will have external fire escapes. The proposed external materials include anodised aluminium, facing brick, metal copings, profiled metal and vertically grooved fibre cement panels. The colour finishes include grey, dark brown and copper. External refuse, recycling, plant and substation timber enclosures are proposed along the internal access road.

As previously approved in 2013 the multi storey car park, to provide 817 spaces, is shown to be located along the western site boundary. It has a maximum footprint of 109 metres by some 49 metres with a maximum height of some 12 metres. It is noted that the proposed finished floor level for the car park is some 1.25 metres lower than that for the proposed office building which takes account of a difference in site levels. The proposed palette of external materials for the multi storey car park includes timber frames with vertical slats, vertical metal fins and climbing plants.

The site of building C to the south, now Pinehurst 3, remains undeveloped except as temporary car parking (see below).

In the interests of clarity the provision of car parking is as follows:

	Approved parking	Implemented parking	Parking allocation proposed	Spaces from Phase 1 to be relocated into multi storey
Pinehurst 1	187	187	187	99
Pinehurst 2	224	224	224	163
Pinehurst 3	270	-	-	-
Pinehurst 4	300	-	346	-

The car parking is provided with four floor multi storey car park with surface car parking (a total of 1022 spaces for all four buildings on the Pinehurst site). The proposed parking provision results in the overprovision of parking spaces that would be required to serve Pinehurst 4 in isolation. This also means that the car parking provision for Pinehurst 3 will be provided in advance of the construction of that building.

As set out above 346 spaces are proposed to serve Pinehurst 4 including 18 spaces for disabled use, 74 cycle spaces, 12 motorcycle parking spaces and 13 electric car spaces (of which 2 are accessible spaces) with ancillary plant and machinery. A new access point is proposed in the north east corner of the site onto Pinehurst Road, largely in the same position as that approved in 2013. This access will link into the egress point onto Pinehurst

Road and the access onto Templer Avenue by an internal access road.. A drop off bay is proposed on Pinehurst Road, with each bay capable of accommodating two vehicles. A separate delivery/servicing bay is proposed to the rear of the building with access from the internal access road.

The construction of the multi storey car park will result in the temporary loss of existing surface car parking spaces that serve Pinehurst 1 and 2. Alternative surface parking provision is made, during this period, on the site of Pinehurst 3 to the north (some 50 spaces) with access onto Pinehurst Road and the vacant plot of land to the west with access onto Templer Avenue (some 224 spaces). Some 137 surface car parking spaces serving Pinehurst 1 and 2 are unaffected by the construction of the development.

The applicant has also requested that the Local Planning Authority grant planning permission for a five year period rather than the standard three year period.

The application is supported by a planning statement including a skills and employment plan, a design and access statement, an arboricultural survey, a landscape strategy, a transport statement, a framework travel plan, a noise impact assessment, a flood risk and drainage strategy including SUDS, a Geo-Environmental Assessment, a remediation and verification strategy and a BREEAM pre-assessment

Consultee Responses

HCC Highways Development Planning	raises a holding objection in relation to the travel plan.
Environment Agency	raise no objection to the proposal subject to condition.
Hampshire Fire & Rescue Service	advises that the development should be in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Advice is also given in relation to access for high reach appliances, water supplies, the use of automatic water fire suppression systems, testing of fire safety systems, fire fighting and the environment and timber framed buildings.
Environmental Health	raises no objection to the proposal subject to conditions and informatives
Planning Policy	raises no objection to the proposal.
TAG	raises no objection to the proposal subject to a height restriction of 110m AOD
Arboricultural Officer	raises no objection to the proposal subject to conditions.
Thames Water	raises no objection to the proposal in relation to the capacity of the combined water network infrastructure nor the surface water network infrastructure subject to informatives

HCC Lead Local Flood Authority raises no objection to the proposal.

Neighbours notified

In addition to posting a site notice and press advertisement, 116 individual letters of notification were sent to Elles Close, Invincible Road, Meudon Avenue, Pinehurst Cottages Pinehurst Avenue and Pinehurst Road. Letters were also sent to representatives for Lookers Audi and Gulfstream Aerospace, Ltd.

Neighbour comments

A representation has been received from 33 Elles Close raising the following concerns:

- there has been a huge increase in parking related problems due to Fluor employees parking at the entrance to Pinehurst Avenue and in Elles Close and concern is raised that any new company will either not provide enough parking or like Fluor they will start to charge their employees to park causing more on street parking to avoid paying;
- parking restrictions (residents only parking) could be extended;

A representation has been received from 111 Rosemary Lane Blackwater commenting that as the existing surface car park is often fully utilised by the occupants of Pinehurst 1 and 2 with occasional overflow parking on the service road, the developer should be required to ensure that the same quantity of spaces are maintained during car park redevelopment to avoid parking being displaced onto nearby public roads.

A representation has been received from 1 Pinehurst Road seeking clarification of what will happen to their parking spaces and what alternative provision will be in place.

A representation has been received on behalf of Gulfstream in support of the proposals subject to suitable car parking provision and travel plans being in place ahead of occupation/construction as appropriate to ensure no detrimental impact on the surrounding road network. A comment is also made about the extant planning permission for the proposed Gulfstream development to the south of Templer Avenue and Fowler Avenue.

Policy and determining issues

The site lies within a Strategic Employment site as defined by the Rushmoor Local Plan. As such policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), IN1 (Infrastructure and community facilities), IN2 (Transport), DE1 (Design in the built environment), DE10 (Pollution), PC1 (Economic Growth and Investment), PC2 (Strategic Employment sites), PC4 (Farnborough Business Park), PC8 (Skills, training and employment), NE2 (Green infrastructure), NE3 (Trees and landscaping), NE6 (Managing fluvial risk) and NE8 (Sustainable Drainage systems) are relevant to the consideration of this application. The Council's adopted planning documents (SPD) on Planning Contributions - Transport' 2008 and 'Car and Cycle Parking Standards', 2017, and the advice contained in the National Planning Policy Framework/Practice Guidance are also relevant.

The main determining issues are the principle of development; layout, design and scale; impact on trees and landscape; impact on neighbours; flood risk and the water environment, transport and parking issues and sustainable construction

Commentary

Principle of Development -

The proposal reflects the terms of the planning permissions granted on Area C. Furthermore it accords with the principles of development for Farnborough Business Park and its allocation as a strategic employment site in the recently adopted Local Plan. It is therefore considered that the principle of development is acceptable.

Layout, Design and Scale -

In the illustrative master plan for zone C it was envisaged that seven buildings could be built with a total floor area of around 57,895 sqm. Whilst the proposed scheme represents an increase in floor area when compare to the approved floorspace permitted in 2013, it is considered that the proposal layout would not prejudice the development of Pinehurst 3 nor the vacant plot to the west next to the car dealership within Area C and is acceptable. The proposed building is frontage development onto Pinehurst Road which reflects the 2013 approval. The multi storey car park is located to the west of the site, in a similar location to the 2013 scheme, and as before would be screened by the frontage buildings when viewed from Pinehurst Road and O'Gorman Avenue with future development on the adjoining plot envisaged to screen these structures from Templer Avenue. The proposed lay-by also reflects the approved scheme and is acceptable. The design approach for the development is contemporary, as with the overall scheme approved for Pinehurst 1-4 and the Fluor buildings, with a continuing strong vertical emphasis. The proposed building reflects the height of the approved building and is consistent with the heights of the office buildings within Area D. It is recognised that the proposed design approach is slightly different to the approved scheme. However it is considered to be compatible with existing/approved buildings and makes a positive contribution to the evolving character of the business park. Subject to the imposition of conditions relating to external materials the proposal is considered to be an acceptable design solution for this site.

Impact on trees and landscape

The application is accompanied by an Arboricultural Implications Assessment and landscape management proposals. The principle of removing some of the structural landscaping comprising trees and hedging on the Pinehurst Road frontage and extensive tree removal at the northern end of the site towards Elles Road, a defined Green Corridor, including poorly formed self set scrub trees was established by the 2013 permission. The proposal details a similar level of tree removal to that approved in 2013. The Council's Arboricultural Officer has been consulted on this application and having regard to the 2013 permission, the submitted landscape strategy, the ability to impose conditions securing the implementation of appropriate tree protection for the trees to be retained, the submission of a detailed landscaping scheme and landscape management strategy he raises no objection to the proposed more mature trees to the north of the site to address this concern. Having regard to the overall landscaping which is retained on the Pinehurst Road frontage and the imposition of appropriate conditions as set out above, the proposal is acceptable in landscape terms.

Impact on neighbours

The closest residential properties are Pinehurst Cottages some 240 metres to the east beyond the Fluor office buildings and car park which are opposite the site. The Village hotel is about 120 metres to the north east. The Invincible Road industrial estate is about 35 metres to the north. The adjoining site to the west is vacant/a car dealership and workshops

in the process of construction.

Environmental Health have been consulted on this application. It advises that

"the submitted Noise Report has assessed existing noise levels at the application site, and also at the nearest noise sensitive receptors (Village Hotel and Pinehurst Avenue residences), and at the facades of the existing office buildings on Pinehurst Road. The report has proposed noise rating limits for any external plant, which should not be exceeded at the facades of the respective noise sensitive locations. Whilst Environmental Health agree with these rating levels, the applicant should be advised that it is the cumulative noise from all items of external plant running simultaneously that needs to be within these rating levels and not individual items of plant.

The Noise Report also recommends acoustic performance criteria for the various elements of the building envelop to protect the proposed office space from road traffic and aircraft activity noise. The level of attenuation required to achieve acceptable internal noise levels is standard for such commercial buildings so should pose no difficulties at the detailed design stage."

Subject to the imposition of appropriate conditions and having regard to the separation distances to noise sensitive development, the commercial nature of the buildings closest to the site and existing/proposed tree planting the proposal would not have an unacceptable impact upon existing or future neighbours.

Flood risk and the water environment

Drainage and flood risk strategies have been approved and largely implemented for the wider business park. The proposed drainage strategy includes the use of permeable block paving, the extension of the existing attenuation pond, the introduction of a swale and land drain system to drain the site access road to the north of the site. The application has been considered by Hampshire County Council as the Lead Local Flood Authority (LLFA), the Environment Agency (EA) and Thames Water. The LLFA requested further information in relation to background information on the proposed design, the sensitivity of discharge points, run off calculations rates, run off volume calculations, maintenance regimes and exceedance flows which the applicant provided. It has considered all the submitted information and has confirmed that it has addressed their requirements/previous concerns. The EA raises no objection to the proposal subject to the imposition of a condition requiring a remediation strategy in the event that unforeseen ground contamination is found to be present on site. Thames Water raises no objection to the proposal in terms of the combined water network or surface water infrastructure capacity but recommends informatives in relation to underground water assets and groundwater discharges. To ensure an appropriate drainage is implemented for the site it is proposed to impose a condition securing this provision as set out in the submitted drainage documentation. Having regard to the consultation responses above and subject to the imposition of appropriate condition/informatives, no objection is raised to the proposal in respect of the water environment.

Transport and parking issues.

The proposed parking provision for the development is as set out above. This parking provision results in the provision of more parking spaces than that which would be required to serve Pinehurst 4 in isolation. In practical terms this means that the car parking provision for Pinehurst 3 will be provided in advance of the construction of that building. The County

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

"....the parking quantum is sufficient as the multi storey car park that formed part of the 2013 consented reserved matters application will be delivered as part of this proposal. The multi storey will replace the temporary surface parking currently on site and provide a total of 817 parking spaces. The application has provided details of the temporary car parking arrangement whilst the multi storey is constructed, It consists of 3 parking zones to accommodate current on site demand and there will be a total of 411 temporary parking spaces. Once constructed the 811 spaces would appear to be in line with the Rushmoor Borough Council parking standards..."

To ensure appropriate levels of parking are provided to serve the development as built and during construction it is considered appropriate to impose a condition to secure this provision. Furthermore it is also considered appropriate to impose a condition for a construction management plan in the interests of highway safety and amenity.

The proposed vehicular access arrangements remain largely as previously approved in 2013. The County Highway Authority notes that whilst no visibility splays have been provided for the new access onto Templar Avenue, the positioning of the access means that visibility of 43 metres can easily be achieved in line with the 30 mph speed restriction. Servicing will take place from the internal link road via a dedicated lay by and appropriate vehicle tracking has been provided to demonstrate that this will operate effectively. The internal layout has sufficient aisle widths for manoeuvring out of parking spaces and for two vehicles to pass.

The proposed level of cycle parking is considered acceptable in consideration of the likely use of the site, and the high proportion of linked trips with the business park and users of the site itself, and is considered sufficient to accommodate need. The development also includes pedestrian and cycle access through the site which promotes and encourages pedestrian/cycle accessibility within the park.

With regard to the overall car parking provision within the business park it is considered appropriate to update the current position on this issue. Outline planning permission was granted for 155,350 sq m of B1 floorspace, 99/00774/OUT, with an approved parking standard of 1 space per 30 square metres of floorspace. The County Highway Authority are satisfied that the slight increase in floorspace over the previously consented reserved matters scheme would not result in the total Pinehurst development exceeding the permitted B1 floorspace, In this regard if all the B1 floorspace was implemented this would have resulted in an overall parking provision of 5178 spaces within the business park. Under the terms of the outline permission there is no requirement for a specific number of spaces to be provided in relation to any Area of the park. If, as provided within Area D, more parking is provided in one particular area in excess of the maximum standard applicable to the nearest blocks of B1 floor space, there would be no conflict with the terms of the planning permission providing the maximum approved number of parking spaces for B1 uses within the business park as a whole would not ultimately be exceeded.

As a result of the slower than anticipated development of B1 floor space in the park, alternative uses have been approved and implemented - the Redrow residential scheme, the Barons car showroom, the De Vere Village hotel, Costco warehouse club and the Audi car dealership (the Gloster public house/restaurant and Costa drive through were constructed within the auspices of the business park permission). These uses have a materially different impact on the highway network to B1 use. Historically the applicant has provided a detailed assessment of the committed parking within the park which demonstrated that 1,222 parking

spaces could be provided in line with the outline permission to serve outstanding B1 floorspace within the park as a whole. When taking the current proposal into account, the terms of the outline permission would therefore indicate that 200 spaces could be provided to serve the remainder of the business park. However it is noted that the only part of the business park without the benefit of extant planning permission/reserved matters approval is the adjoining site on Area C. Given that the period for the submission of reserved matters has now expired any subsequent application on that site would be the subject of a full planning application.

Farnborough Business Park offers an extensive network of off-road pedestrian and cycle paths which connect to the wider routes to the town centre, the rail station and local residential areas. A direct subway connection under the Sulzers roundabout is available to provide safe passage for both pedestrian and cyclists to the town centre and beyond. Under the original planning permission for the Business Park a full transport assessment was produced and a package of mitigation measures were agreed, including the payment of a significant transport contribution towards local sustainable transportation schemes to the benefit of the site. Given this no additional measures or transport contributions are required. However the implementation of a travel plan was also required as part of the original permission. In this regard it is a requirement for each phase to submit a Workplace Travel Plan albeit in this case it is considered as a standalone plan as the submission is a full application rather than an application for reserved matters. Whilst a travel plan has been submitted in support of this application, the County Highway Authority has advised that it does not meet their minimum requirements and requires amendment. A revised travel plan has been submitted and any further views received from the County Highway Authority on this will be reported to the meeting. Subject to this and the imposition of appropriate conditions relating to the provision of access/parking no objection is raised to the proposal on transport or parking grounds.

Sustainable construction

Policy DE1 seeks information on how proposals will incorporate sustainable construction standards and techniques into new development. The Design and Access statement confirms that the development is seeking to secure a BREEAM rating of "Very Good". To achieve this, the building has been designed to include water efficiency saving features, low energy lighting with occupancy and daylight controls and ventilation system heat recovery. This is also confirmed in the submitted BREEAM pre-assessment. Subject to a condition securing a report which demonstrates that a "Very Good" rating has been achieved this it is considered that no objection is raised to the proposal in terms of policy DE1.

Other matters

The site is in proximity to Farnborough Airport. In response to the consultation response from TAG, the applicant has confirmed that the height of the main building is well below 110m.

With regard to the request for a five year permission, the applicant has made the following comments:

"It is the Applicant's intention to deliver the scheme as soon as possible; however it is acknowledged that business conditions are uncertain at the moment, particularly as a consequence of the UK's intention to exit the European Union, and this may have an effect

on the ability to attract the interest of an occupier immediately."

In this regard it is considered that, given the up to date status of the Local Plan and the ability of imposition of conditions which will necessitate the submission of further details which would need to reflect requirements in effect at time of submission, no material planning objectives would be prejudiced by granting a five year permission.

In conclusion it is considered that the proposal will be a benefit to both the business and resident communities, support the ongoing development of Farnborough Business Park and reflect the objectives of the development plan to encourage and guide development within the Borough.

FULL RECOMMENDATION

It is recommended that, subject to any adverse views received from the County Highway Authority relating to the travel plan, planning permission be GRANTED subject to the following conditions and informatives.

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

Reason - In the interests of the proper planning of the area and to reflect the particular circumstances of this application.

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

External walls
Roofing materials
Window frames.

Reason - To ensure satisfactory external appearance.*

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

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

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

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

- 5 Prior to occupation or use of the development hereby approved, details of screen and boundary walls, fences, hedges or other means of enclosure shall be installed in

accordance with details to be first have been submitted to and approved in writing by the Local Planning Authority. The development boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

- 6 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 shall be used only for the purpose of B1a; and for no other purpose, including any other purpose within Class B1, without the prior permission of the Local Planning Authority.

Reason - To protect the strategic employment area and to prevent adverse impact on traffic and parking conditions in the vicinity.

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

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

- 8 Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the practical completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

- 9 The existing trees and hedges on and adjoining the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the following:-

- (a) stout exclusion fencing erected and retained for the duration of the site clearance and construction period located outside the extent of the root protection areas of the trees/hedges as identified in the tree protection measures as set out in the report prepared by Challice Consulting Ltd dated 17 December 2018 submitted with the application hereby approved;
- (b) no building materials, plant or equipment shall be stored during the site clearance and construction period within the rooting zone of any trees or hedges on or adjoining the application site;
- (c) no burning of materials shall take place on site; and
- (d) care should be taken to ensure that any vehicles entering or leaving the site, or deliveries made to the site, do not cause damage (including ground

compression within rooting zones) of any trees on or adjoining the application site.

These measures shall be put in place before any excavation, construction, vehicle parking or storage of building materials commences in the vicinity of the trees or hedges.

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

- 10 The development hereby approved shall not be occupied until the car and cycle parking facilities shown on the approved plans have been completed and made ready for use by the occupiers of the development, those at Pinehurst 1 and 2 and future occupiers of Pinehurst 3. The car and cycle parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development, existing occupiers at Pinehurst 1 and 2 and future occupiers of Pinehurst 3). *

Reason - To ensure the provision and availability of adequate off-street parking and to promote sustainable transport.

- 11 The electric charging facilities shown on the approved plans shall be completed and made ready for use by the occupiers prior to first occupation of the development. The electric charging facilities shall be thereafter maintained and retained for their designated purpose. *

Reason - In the interests of sustainable development, energy efficiency and to promote alternative modes of transport.

- 12 No part of the development hereby approved shall be used or occupied until the means of vehicular access onto Pinehurst Road has been completed and made available for use.

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

- 13 Unless otherwise allowed by this permission no storage of materials, plant, or equipment shall take place other than within the buildings.

Reason - To protect the amenities of the area and adjoining occupiers.

- 14 Following completion of the measures identified in the submitted remediation and verification strategy prepared by Delta Simons dated September 2018 a verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

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

- 15 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the

level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted, in the interests of amenity and pollution prevention, that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site and to prevent deterioration of water quality in the Windlesham Formation (Secondary A aquifer) that underlies the site

- 16 All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of neighbouring occupiers.*

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

- i) programme of construction work;
- ii) the provision of long term facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) methods and phasing of construction works;
- v) access and egress for plant and deliveries;
- vi) protection of pedestrian routes during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii) controls over dust, noise and vibration during the construction period;
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period

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

Reason - In the interests of amenity and highway safety.

- 18 Provision shall be made for services to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no overhead electricity, telecommunications or service lines shall be erected or placed above the ground of the site without the express written consent of the Local Planning Authority.

Reason - In the interests of the amenities and character of the area.

- 19 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are removed during the bird breeding season (March-

September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds.

- 20 The development shall be undertaken in accordance with the Flood Risk Assessment and drainage strategy report prepared by Baynham Meikle Partnership Ltd dated December 2018 as supplemented by details submitted on 8 March 2019.

Reason - To reflect the objectives of policy NE8 of the Rushmoor Local Plan

- 21 Notwithstanding any details submitted with the application prior to the occupation of the development details of a lighting strategy for the site shall be submitted to and approved by the Local Planning Authority. Once approved the lighting strategy shall be implemented prior to the first use of any part of the development and thereafter retained unless otherwise agreed in writing.

Reason - In the interests of the visual amenities of the area

- 22 Prior to the removal of any existing parking provision that serves Pinehurst 1 and/or 2, the temporary car parking provision as shown on drawing number SK_35 shall be provided, made available for use and retained for parking purposes for the duration of the construction period.

Reason - To ensure appropriate parking provision is retained for existing occupiers of Pinehurst 1 and 2 in the interests of amenity and highway safety

- 23 Within 6 months of the first occupation of the development a verification report shall be submitted which demonstrates that the development has achieved a BREEAM Very Good standard overall and BREEAM Excellent standard for water consumption.

Reason - To confirm the target score as indicated in the BREEAM Pre-Assessment Report Issue 1 prepared by Watkins Payne and to meet the objectives of policy DE1 of the Rushmoor Local Plan.

- 24 The permission hereby granted shall be carried out in accordance with the following approved drawings - 050_00_PL01, 01_PL01, 02_PL02, 03_Masterplan_PL01, 10_PL01, 11_PL01, 12_PL01, 13_PL01, 14_PL01, 15_PL01, 20_PL01, 21_PL01, 30_PL01, 31_PL01, 32_PL01, 33_PL02 and 18409_T rev 0

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

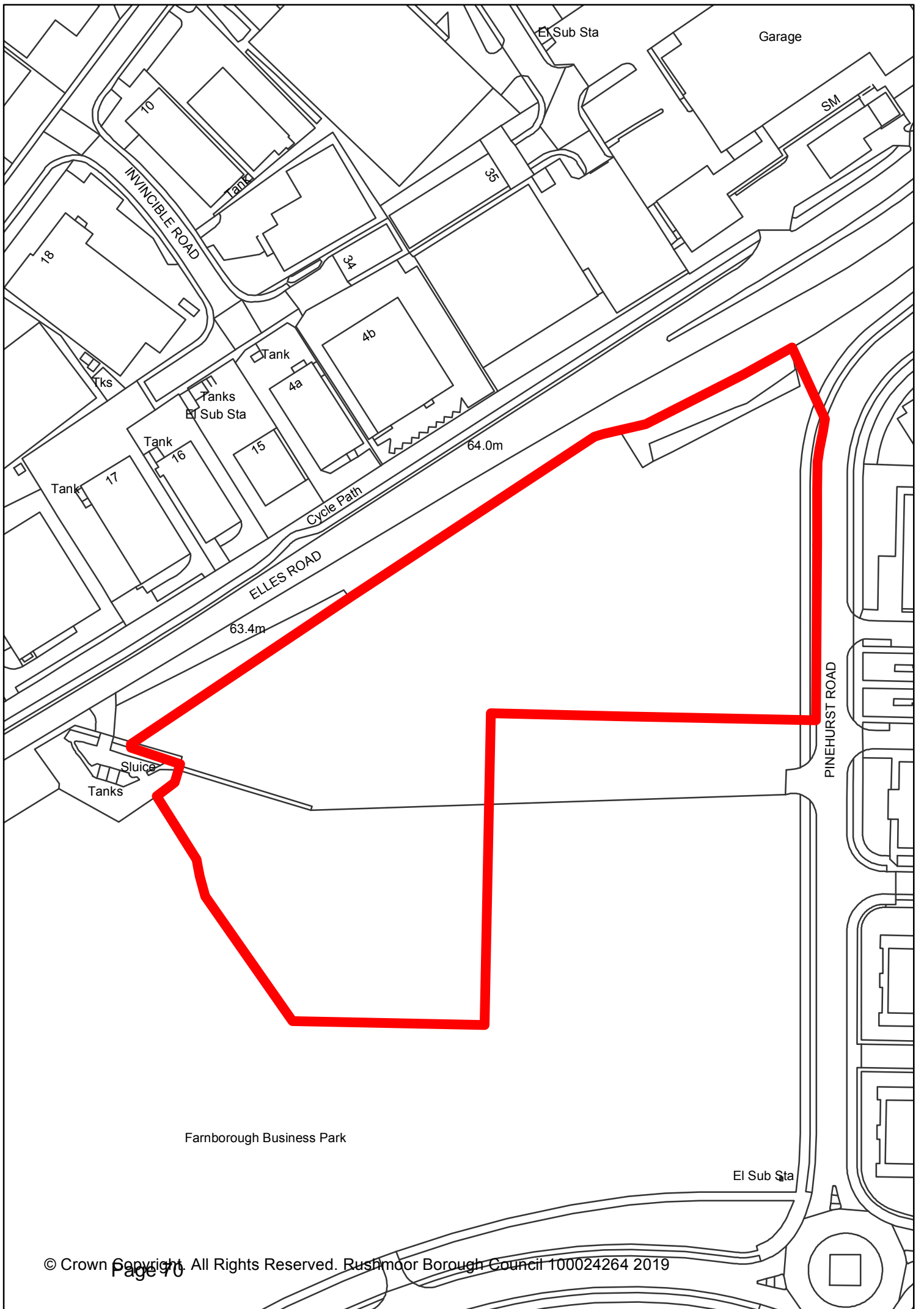
Informatives

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

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

- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because it is considered that the proposal will be a benefit to both the business and resident communities, support the ongoing development of Farnborough Business Park and reflect the objectives of the development plan to encourage and guide development within the Borough. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These conditions require either the submission and approval of details, information, drawings etc.by the Local Planning Authority BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the 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 Head of Operational Services for advice.
- 6 INFORMATIVE - Future occupiers of the development should be made aware that aircraft approaching and departing TAG Farnborough Airport could be seen, and (dependent on weather conditions and ambient noise from other sources) heard from the application site.
- 7 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 8 INFORMATIVE - Before drawing up detailed plans, the applicant is advised to contact Thames Water Utilities concerning the public sewers which cross/are in proximity to the site.

- 9 INFORMATIVE - The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
- 10 INFORMATIVE - A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality
- 11 INFORMATIVE - With regard to condition 16 the applicant is advised that it is the cumulative noise from all items of external plant running simultaneously that needs to be within the rating levels stated in the submitted noise report and not individual items of plant.





CS/096332

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01 North Elevation



02 South Elevation

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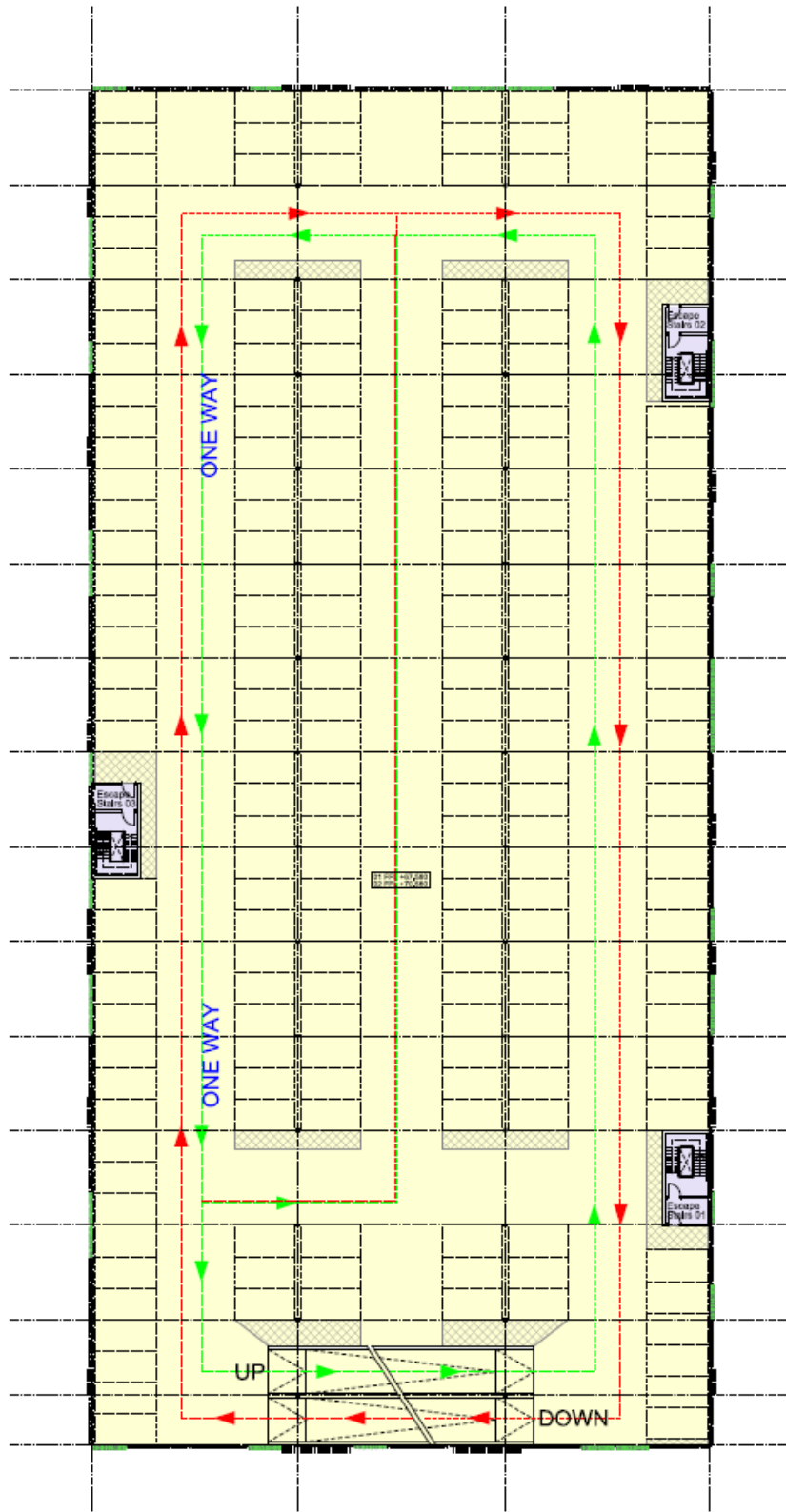
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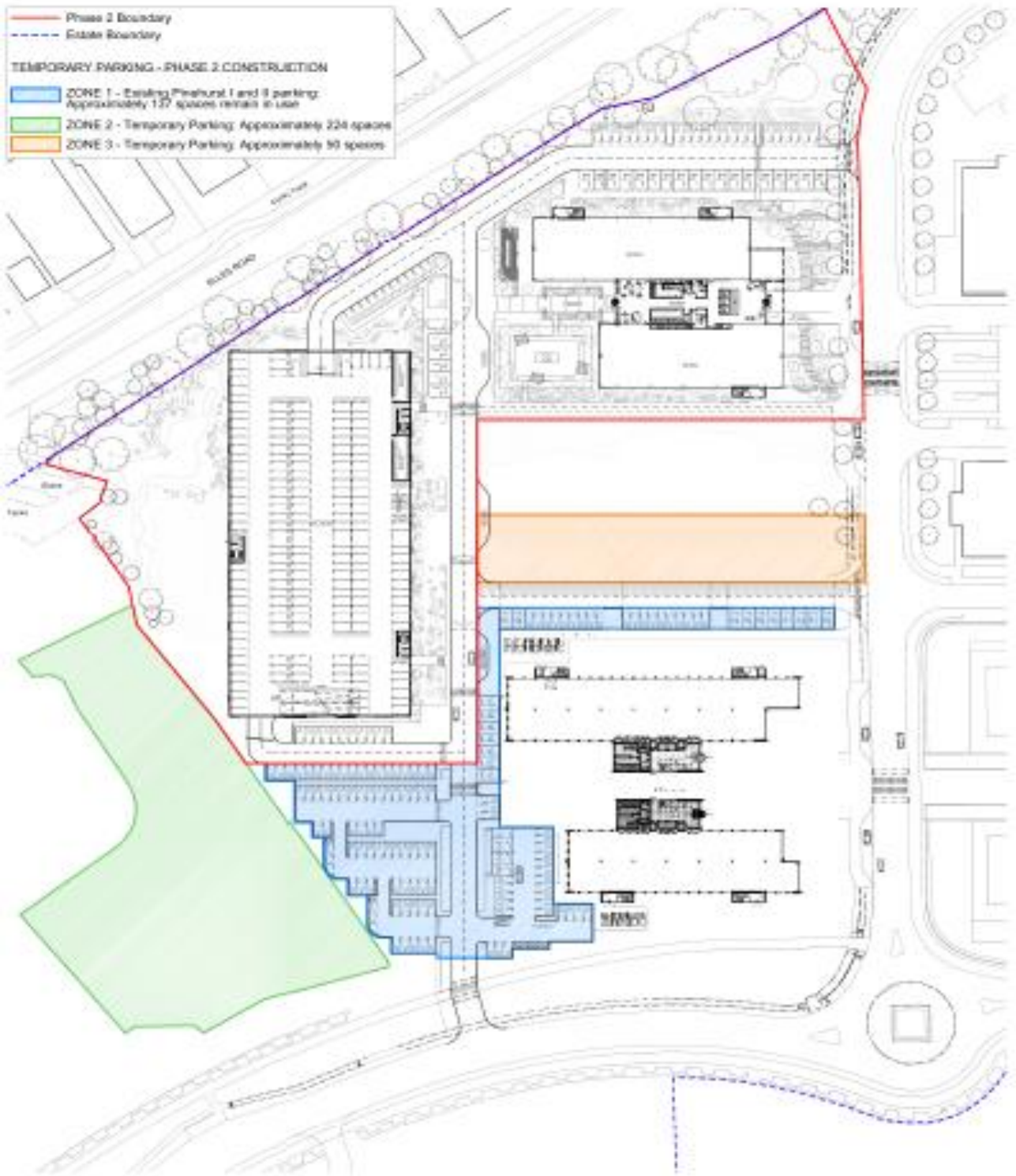


NO.	REV.	DATE	BY	CHK.	APP.

Client: PRIMEPRO PROPERTY Project: Phase 2, Tymonough Business Park
 Date: November 2018 Title: ABCP - Ground Floor Plan
 Draw No: 001_01_PLOT1 Scale: 1:200 @ A1
 60 Gresham Street, London, EC2A 3DF, Telephone: 020 7591 9595, www.esa.ie.com







NO.	REV.	DATE	BY	CHKD.	DESCRIPTION

CS/096332

Client FRASERS PROPERTY
Date March 2018
Dwg No. SH_35

Project Phase 2, Farnborough Business Park
Title Phase 2 - Temporary Parking
Scale 1:1000@A3

75 Wells Street London W1T 3QH. Telephone: 020 7560 5665. www.esa-td.com

esa

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

Case Officer	Sarita Bishop
Application No.	19/00103/FUL
Date Valid	13th February 2019
Expiry date of consultations	26th March 2019
Proposal	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
Address	Block 3 Queensmead Farnborough Hampshire
Ward	Empress
Applicant	Key Property Investments (No.1) Ltd
Agent	Mr A Wells
Recommendation	GRANT subject to S.106 planning obligation

Description

The application site is a component part of the North Queensmead redevelopment scheme. It includes part of the Kingsmead shopping centre, an enclosed mall, which has pedestrian entrances from Kingsmead located opposite the associated six storey multi storey car park and the Pinehurst surface car park, and an open hoarded area adjoining Kingsmead, Queensmead and The Mead. This hoarded area has previously been used as the site office/compound for the construction of the cinema and associated food and drink uses in the Kingsmead centre. Pedestrian access into this centre is also available from the multi storey car park via a bridge link and escalators/lifts from the upper levels. The site also includes part of the roof level car parking of the Kingsmead multi-storey car park above the Kingsmead centre, the pavement forming the south boundary of the surface car park to the front of the Sainsbury's supermarket and part of the parking area above block 2 .

Kingsmead bounds the site to the east. This road provides access for buses, service vehicles and taxis servicing the town centre and the application site. There are light controlled pedestrian crossings to the north east and south east of the site. On the east side of, and oversailing Kingsmead, there is a multi-storey car park with access from Kingsmead, and

the Total petrol filling station which is entered from Farnborough Road. On the opposite side of Farnborough Road there are detached residential properties with some in non-residential uses.

Blocks 1 and 2 of the North Queensmead redevelopment scheme lie to the north west and west of the site with frontages onto Queensmead, Victoria Road and The Mead. This scheme comprises various ground floor retail uses (shops, coffee shop, public house/restaurant, takeaway), a Travelodge hotel, first floor leisure uses (gymnasium and indoor play) and 70 flats. The accommodation is provided over four/five (Block 1) and two floors (Block 2). The surface car park to serve Blocks 1 and 2 and the six storey Beefeater/Premier Inn restaurant and hotel lie to the north and north east of the site.

The remainder of the Kingsmead centre and The Meads, a five storey office building located above the Kingsmead centre, adjoin the site to the south.

Planning History

There is extensive planning history relating to this site. The following applications are considered to be the most relevant to the current proposal.

In 2003 planning permission, 03/00406/FUL, was granted for the erection of 30 two bedroom dwelling units with associated access, parking and landscaping on land at B & Q - Solartron Works Site - Solartron Road & 124 Victoria Road. This permission has been implemented and the site is now known as Empress Court Hawthorn Road. This housing was a replacement for Firgrove Court which was demolished as part of the North Queensmead redevelopment as set out below.

In November 2004 planning permission, 04/00080/FUL, was granted for the demolition and redevelopment of the northern part of Farnborough town centre (the north Queensmead redevelopment) to provide retail (A1/A2/A3) space including new superstore, commercial leisure (D2), office (B1a), hotel (C1) and residential accommodation (C3) together with associated provision for access, servicing, parking and landscaping. This scheme included the retention of the Debenhams store within the Kingsmead centre. This permission has been implemented in relation to blocks 1 and 2, which comprise two, four and five storeys of hotel, leisure, retail and residential uses and establishes the "fall back" position. Blocks 3 and 4 have not been implemented. In this regard the accommodation approved within these two blocks was to be provided over six to seven storeys (Block 3) and two storeys (Block 4) as follows:

Block 3 comprises Class A retail space at ground floor, some of which was identified to an extension to Debenhams with further retail at first floor, a total of 2,746 sq.m. of new accommodation;

69 flats (21 one bed and 48 two bed) are shown on the three floors above, with 73 residential parking and visitor spaces located at roof level on a deck above the retail space, 60 of which were new;

Block 4 comprises primarily retail space at ground floor, with a limited amount at 1st floor (total 1365 sq m) with B1 offices (423 sq m) occupying the remainder of the first floor

Servicing to Block 3 was approved from the existing service bay on Kingsmead, while Block 4 and existing units fronting the east side of Queensmead would be serviced from an altered

existing service area, which was approved from the south and has been implemented. The service vehicle route crossed the central pedestrian access into the Kingsmead centre.

The residential parking areas at the upper levels of Block 3 and on the roof of Block 2 were approved via the Kingsmead multi-storey car park across a controlled single lane bridge linking to Block 2. Refuse/bin storage for all commercial and residential uses were approved for collection from service areas or highway.

Approximately 220 existing parking spaces were lost when the site was cleared, with those within the Kingsmead multi-storey remaining unaltered. The application detailed the provision of 275 surface car parking spaces, including provision for disabled and parent and child spaces, in front of what is now Sainsburys.

129 spaces were approved for use by residents at a standard of one space per unit plus 14 visitor spaces - 13 of these were reallocated existing spaces. It is noted that whilst not currently accessible 75 spaces have been provided at roof level above Block 2 with residents of flats within Block 1 currently using parking spaces within the Kingsmead multi storey car park (also within the control of the applicant)

The 2004 permission was granted subject to a section 106 legal agreement which included the provision of affordable housing, the construction of dwellings as replacements for Firgrove Court pursuant to planning permission 03/00406/FUL, the provision of a financial contribution for public open space, additional screening and the provision for servicing for the retained buildings at Nos. 15-23 Victoria Road and the provision of an enhanced Shopmobility scheme, public conveniences, re-cycling facilities within the surface car park, a CCTV system that is compatible with the Council's system, public art and a management agreement for the use of the car park. For information the definition of Block 3 within this agreement was:

"2,746 square metres of retail use (Class A) and 69 flats (21 one bed and 48 two bed) with 73 residential parking and visitor spaces which are located at roof level on a deck above the retail space 60 of which are new"

In 2009, 2010 and 2012 variations to the legal agreement were agreed concerning the date of provision for the Shopmobility scheme and location of the public conveniences at ground floor level. These facilities have now been provided in full.

In 2009 a variation to the legal agreement was requested in relation to the financial contribution for open space, where the children's play contribution could be used, the timing of when the open space contribution would be made and the apportionment of the open space contribution. Historically there used to be individual pieces of children's play equipment in front of the shops in Queensmead. The intention of the original agreement was to ensure that there was appropriate children's play space provision within the "land", which was defined as the planning application site, to meet the recreational requirements of proposed residents. As originally drafted this would mean the provision of individual pieces of play equipment within Queensmead, a shopping street. It was agreed that play equipment within a shopping street would not be appropriate to meet the recreational needs of residents and that the contribution may be more appropriately used towards the provision/upgrade of play space within town centre as defined by Inset Map 1 within the Rushmoor Local Plan Review 1996-2011. The potential for revising the apportionment of the urban parks/amenity open space element of the open space contribution towards children's play space offered the opportunity to provide an enhanced play facility within the town centre to the benefit of existing and proposed residents and visitors. This variation was agreed.

A total of 20% of the new dwellings were approved as affordable housing amounting to 26 out of a total of 129 units. It was originally envisaged that all of these units would be provided within Block 3. The economic position in 2011 led to a re-phasing of development such that the construction of Block 3 was delayed. In 2011 a request was received from the developer to vary the legal agreement such that 25 of the affordable housing were to be provided within the completed Block 1 by the end of March 2012 with the remaining unit to be delivered as part of Block 3 when that phase is constructed. This variation to the legal agreement was agreed. The affordable housing has been provided in accordance with this variation

In July 2008 planning permission, 08/00336/FUL, was granted for the erection of a three storey extension to Block 1 comprising 9 one bedroom and 3 two bedroom flats. This has been implemented. No car parking provision was proposed as part of this scheme. At that time the Transportation Strategy Office was of the view that given the original redevelopment scheme included the provision of over 400 spaces and the site's town centre location which was considered to have high accessibility he was satisfied that there was sufficient capacity within the town centre to meet the functional needs of the development.

In 2011 permission was granted for the amalgamation of four one bedroom flats to provide two three bedroom flats to meet a specific housing need identified by the housing association. This means that 70 flats have been provided within Block 1.

In 2012 planning permission, 12/00002/FUL was granted for the demolition, rebuilding, extension, internal alteration and refurbishment of part of the existing Kingsmead centre to provide a seven screen multiplex cinema (2282 sq m) and Use Class A3, A4, and A5 food and drink uses (761 sq m) together with public conveniences (109 sq m) and escalators. The new food and drink units would extend into the mall to be in line with the existing Argos unit and were approved over two floors. 24 hour operation was approved for the cinema, with the food and drink uses being open between the hours of 8am to midnight. The public conveniences were approved adjacent to the Kingsmead entrance opposite the multi-storey car park, within both the existing and extended building. Escalators were approved adjacent to the entrance to the multiplex cinema and would connect with the second floor of the multi storey car park. 70 car parking spaces located at roof level were approved to be removed. As part of this proposal the existing service yard and vehicular entrance from Kingsmead was reconfigured. Servicing for the food and drink uses were approved via the existing yard between Kingsmead and Queensmead. This permission has been implemented.

In April 2012 planning permission, 12/00108/COUPP, was granted for the change of use of the first floor of Block 2 (now 12 Queensmead) from A1 (retail) to Class D2 (Health and Fitness), namely a gymnasium. This permission has been implemented.

In 2013 planning permission, 13/00375/REV, was granted for a variation of Condition 11 of planning permission 04/00080/FUL dated 24th November 2004 for alterations to the parking layout above Block Two to allow the retention of plant housing structures serving the non residential uses on the floors below and for the provision of car parking within the Kingsmead car park to serve the residential units within Block One prior to the bridge link access to the car parking above Block Two becoming available. This was implemented.

In June 2018 a revised proposal was approved to that approved in 2004, 18/00025/FULPP, in respect of Block 3, namely for the partial demolition of Kingsmead shopping centre (to include the now closed Debenhams store), erection of an extension (Block 3) comprising retail uses (Use Classes A1 and A3) on the ground floor (3710sqm), leisure use on the first

floor (2414sqm), 68 apartments over eight floors, private amenity space, 58 car parking spaces, 118 bicycle parking spaces, a bridge link to existing car parking on the roof of Block 2; alterations to the existing car park on Block 2, a new entrance to The Meads shopping centre, roof top plant and associated works.

The approved development would have frontages onto The Mead, Queensmead, the surface car park to the front of Sainsburys and within the Kingsmead centre. As approved in 2004 Block 3 was shown to be the tallest element of the North Queensmead redevelopment. The 2018/2019 permissions included an 6/7 storey feature tower in the north west and west areas of the site with the remainder of the development generally being two/three storey in height. The retail and leisure uses were approved predominantly at ground and first floor levels with the flats above. The development would have been largely finished in facing brick. The roofs were approved with photovoltaic panels to provide renewable energy for the development.

A landscaped amenity area was approved on the third floor deck. This was shown as south facing with hard and soft landscaping and enclosed by a timber partition. The two bedroom flats and 2 of the one bedroom flats were approved with balcony space, the majority of which would have approximately 4.5 sq m of space with the exception of a third floor flat which would have a balcony of some 18.8 sq m.

The existing entrance into the Kingsmead centre was shown to be remodelled with a metal goalpost surround (including signage zone) with two sets of double doors within a glazed screen. The existing side parapet was approved to be partially raised to form a rectangular end wall onto which to locate metal fins on a rendered finish. The full height fins would accommodate three digital display screens to advertise the centre tenants including the Vue cinema.

22 car parking spaces would have been lost as a result of the demolition of part of the Kingsmead centre. The proposed development would have included include the provision of 58 car parking spaces including two disabled spaces at third floor level. This provision would be accessible by residents only through the use of an access control gate to prevent public use. This new parking area would also provide access to and the bridge link to the roof top parking above Block 2. Minor layout changes were also approved to this parking area as part of the new bridge link (no spaces will be lost). The proposal would have also released the spaces within the Kingsmead multi storey car park currently used by residents of Block 1. Two proposed parking bays were identified as having electric charging points. Servicing was approved from a new lay by set back from Kingsmead on the east side of the site. Storage for 118 cycle spaces were approved at third floor level and accessible via the controlled residents car park access. A further 26 cycle spaces would be provided at ground floor level to serve visitors and staff.

In January 2019 permission, 18/00695/MMA, was granted for a material minor amendment to the scheme approved in June 2018 which included changes to the entrance to the Kingsmead shopping centre to allow additional space to enable external cafe seating for adjacent retail unit(s); the subdivision of ground floor unit MSU3 into two units; creation of new bin storage facility which would result in a reduction in retail floorspace of some 169 sq m GIA; a slight reduction in footprint for leisure unit entrance; creation of ancillary space to serve the leisure unit rather than retail unit, minor alterations to the external appearance of the development; minor alterations to height; alterations to roof top photovoltaic panels; alterations to car parking layout and introduction of goods lift shaft in place of stair shaft. All the matters secured by way of legal agreement in 2018 were also secured by way of section 106 legal agreement as part of this permission.

In March 2019 approval, 19/00067/COND, was granted in respect of details submitted pursuant to conditions 4 (construction method statement), 6 in part (pile driving), 10 (site investigation) and 19 (SUDS) attached to planning permission 18/00695/MMA dated 17 January 2019.

The current application is a variation to the 2018 and 2019 schemes namely comprising the partial demolition of Kingsmead shopping centre (existing Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor, 99 apartments over eight floors (33 x one bedroom, 64 x two bedroom and 2 x three bedroom), private amenity space, provision of 55 car parking spaces, 210 bicycle parking spaces, a bridge link and alterations to the existing car park on Block 2, a new entrance to The Meads shopping centre and associated works. The main changes may be summarised as follows:

- Reduction in retail floorspace (3710 sq m as approved, 3108 as proposed);
- Additional residential units (68 units as approved, 99 as proposed);
- No leisure floorspace proposed;
- 99 parking spaces proposed for 99 units (this includes the identification of spaces within the existing Kingsmead car park for use by Block 3 residents);
- Provision of cycle parking (170 for residents, 14 for employees and 26 for visitors/general public);
- the extension and reconfiguration of the built form;
- relocated amenity area at first floor level;
- revised entrance canopy into Kingsmead shopping centre.

As with the approved schemes the proposed building would have frontages onto The Mead, Queensmead, the surface car park to the front of Sainsburys and within the Kingsmead centre. The revised layout proposes two floors of residential in lieu of the previously approved leisure use at first and second floor levels as the approved volume of the leisure unit was a double height space to accommodate its indicative use for trampolining (the operator chose not to proceed with this proposal).

The external appearance of the building has been amended with the introduction of further windows openings including projecting bay windows and balconies on the first and second floors to serve the new residential use. The amenity space has been lowered from its approved third floor location to the first floor level. It has been enlarged with the removal of two floors that faced south towards the Meads shopping centre. As a consequence this means that two floors of residential accommodation are proposed at first and second floor levels in the form of north and east wings which results in a generally "C" shaped layout. On the east elevation the residential units at first and second floors have been set back from the building edge with the introduction of first floor terraces primarily to serve the proposed.

The proposed building is not materially higher than the approved schemes (the approved height of the two residential blocks are 100.3m AOD (Above Ordnance Datum) for the southern block and 98.29m AOD for the north block (variation in parapet height compared to 100.3m AOD for the southern block and 98.4m AOD for the north block). As previously approved the development would be largely finished in facing brick with photovoltaic panels on the roofs.

The proposed landscaped amenity area is shown at first floor level and has an area of some 576 sq m. This is shown as south facing with hard and soft landscaping and enclosed by built form to the north, east and west. All the proposed two bedroom flats and 2 of the one bedroom flats would have a balcony space, having an area of some 5 sq m. The three

bedroom flats would have individual private terraces.

The existing entrance into the Kingsmead centre is to be remodelled. It is proposed to be set back from the existing line with two sets of double doors located within glazed screens. A glass/Perspex canopy is proposed over which would also provide cover to any external area for the adjoining proposed unit. It also proposed to install a glass/Perspex upstand (70cms high) on top of the brick parapet wall along the southern boundary.

22 car parking spaces would be lost as a result of the demolition of part of the Kingsmead centre. The proposed development details the provision of 53 replacement car parking spaces including two disabled spaces at third floor level. A further 46 car parking spaces would be made available within the existing Kingsmead car parking resulting in a total provision of 99 spaces to serve the residential element of the proposal. This provision would be accessible by residents only through the use of an access control gate to prevent public use. The new parking area would also provide access to and the bridge link to the roof top parking above Block 2. Minor layout changes were also approved to this parking area as part of the new bridge link (no spaces will be lost). The proposal would also release the spaces within the Kingsmead multi storey car park currently used by residents of Block 1. Six parking bays are proposed to have electric charging points, of which two will be accessible spaces. Servicing remains from a new lay by set back from Kingsmead on the east side of the site albeit that alterations to the stair cores has resulted in the relocation of the service layby on Kingsmead slightly to the south.

The application is accompanied by a planning statement, a design and access statement, a flood risk assessment and outline drainage strategy, a site waste management plan, a statement of community involvement, a transport assessment, a framework travel plan, an external lighting statement, a sustainability statement, a BREEAM pre-assessment report, a Phase I preliminary site assessment, a Phase 2 site investigation, an environmental noise survey and acoustic design statement, information pursuant to a Habitats Regulations Assessment, a communal tv statement and a biodiversity checklist.

Consultee Responses

HCC Highways Development Planning	raise no objection to the proposal subject to condition and securing a travel plan and associated contribution for its implementation
Ecologist Officer	raises no objection subject to condition.
Contract Management	provides information on the refuse and recycling facilities required
Parks Development Officer	raises no objection to the proposal subject to a financial contribution towards open space being secured.
Scottish & Southern Energy	provides information on the electricity infrastructure relating to the site and wider town centre.
Environment Agency	does not wish to be consulted on this application
Hampshire Fire & Rescue Service	advises that the development should take place in accordance with Approved Document B5 of the

Building Regulations and section 12 of the Hampshire Act 1983. Advice is also given in relation to access for high reach appliances, water supplies, the use of automatic water fire suppression systems, the testing of fire safety systems, fire fighting and the environment and the use of timber framed buildings.

Environmental Health	raises no objection to the proposal subject to condition
Housing	raises no objection to the proposal subject to a financial contribution towards affordable housing
Natural England	raises no objection to the proposal subject to appropriate mitigation being secured in relation to the Thames Basin Heaths Special Protection Area.
Crime Prevention Design Advisor	provides advice on the access to the residential bin store and lighting within the car park.
Surrey Heath Borough Council	views awaited
Surface Water Drainage Consultations	has requested further information
TAG	raises no objection to the proposal.
Thames Water	raises no objection to the proposal in terms of foul water sewage or surface water network infrastructure capacity. Comments are made concerning the proximity of sewers to the development and groundwater discharges into the public sewer.

Neighbours notified

In addition to posting three site notices and press advertisement, 690 individual letters of notification were sent to Meadview Court and Chudleigh Court Clockhouse Road, Clockhouse Road, Brand House Coombe Way, Eastmead, Fernleigh Court Elm Grove Road, Farnborough Road, Empress Court Hawthorn Road, The Meads Kingsmead, Kingsmead, Meudon Avenue, Pinehurst Avenue, Princes Mead, Dukes Court Queensmead, Queensmead, Stratford Court Salisbury Road, Salisbury Road, Horizon retail park Solartron Road, The Mead, Solstice House and York House Victoria Road, Victoria Road and Westmead. Letters were also sent to local stakeholders including Bride Hall, Farnborough Propco, Homes England, Knight Frank Investment Management, Legal and General Investment Management, Rushmoor Borough Council, Telereal Trillium and Wilky Holdings

Neighbour comments

Representations have been received from flat 5 Meadview Court and 5 York Road objecting to the proposal on the following grounds:

- inadequate car parking resulting in people parking in residential streets nearby;

- nine floors is not in keeping with adjacent buildings;
- overprovision of cycle spaces and underprovision of car parking spaces;
- 55 spaces just creates congestion in other parking and stressful situations;

Policy and determining issues

The site lies within Farnborough town centre. As such policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), SP2 (Farnborough Town Centre), SP2.1 (Primary frontages in Farnborough town centre), SP2.2 (Secondary frontages in Farnborough town centre), IN1 (Infrastructure and Community Facilities), IN2 (Transport), IN3 (Telecommunications), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE8 (Indoor and Built Sport and Recreation Facilities), DE10 (Pollution), LN1 (Housing mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and Landscaping), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems) are considered relevant to the current proposal. The Council's adopted supplementary planning documents (SPD) on 'Housing Density and Design' (May 2006), 'Planning Contributions - Transport' 2008, 'Car and Cycle Parking Standards', 2017; Farnborough Town Centre and accompanying Prospectus and Sustainable Design and Construction, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated and the advice contained in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance are also relevant.

The main determining issues are:

- 1 the principle of development;
- 2 design and scale;
- 3 impact on adjoining occupiers and residents;
- 4 the provision of affordable housing
- 5 highway and transportation matters
- 6 nature conservation
- 7 open space provision
- 8 the water environment and flood risk
- 9 sustainable development

Commentary

The principle of development

The principle of a comprehensive redevelopment of North Queensmead for commercial and residential purposes was established by the 2004 planning permission. Planning Policy has been consulted on this application. The proposed ground floor retail units will comprise a mix of A1 and A3 uses, and this supports the primary frontages within the town centre as defined by the Rushmoor Local Plan. These are therefore policy compliant, and their potential contribution to the vitality and viability of Farnborough Town Centre is acknowledged. The proposal substitutes the previously consented leisure use at first floor level with an additional 30 dwelling units. Whilst the loss of the proposed leisure use is disappointing, the policy framework encourages a mix of uses, and net additional residential development in a key town centre location is welcomed, as this will bring commensurate activity to the area, and therefore support the vitality of the town centre. As such there is no objection to the principle of development subject to consideration of the following matters.

Design and scale

When the 2004 permission was granted it was acknowledged that the redevelopment of that part of the town centre would represent a significant change to its largely three storey character in terms of height, footprint and scale. As approved in 2004 Block 3 had a similar appearance and footprint to the completed Block 1, whilst being the tallest building within the scheme with accommodation being provided over six to eight floors. The approved building was lower than the Meads business centre but taller than Blocks 1 and 2. The approved frontage onto the car park (north elevation) extended across the full width of the site and was eight storeys in height.

The scheme approved in 2018/2019 was a different built form when compared to that approved in 2004. The frontage onto the car park (north elevation) comprised a part two part nine storey building which extended across the width of the site. However the nine storey element was limited to the north west corner of the site which extended in part across the north elevation and the depth of the west elevation. This resulted in a feeling of spaciousness around the built form when compared to the solid frontage approved in 2004.

The current proposal retains the tower element in the north west corner of site but introduces new residential wings to the north and east elevation. Whilst these increase the built form and represent a change to the layout of development, the proposed changes are considered to be compatible with both adjoining development and the approved 2018/2019 schemes and are acceptable in street scene terms.

Impact on adjoining occupiers and residents

The closest residential neighbours are located at 8 Queensmead being the flats above Sainsburys (formerly Block 1). The proposed building relationships are not dissimilar to those approved in 2004 nor in 2018/2019. It is recognised that the proposal will result in a change to outlook and has the potential to result in a loss of privacy. However having regard to the extant planning permissions, the site's town centre location and the largely indirect pattern of overlooking no material loss of amenity to these residents is considered to result.

The application is accompanied by an environmental noise survey and acoustic design statement. Environmental Health have been consulted on this application. The Noise Report has recommended external plant noise emission criteria, that will need to be achieved at 1m from each habitable room window with all external plant operating simultaneously. Environmental Health consider this approach acceptable given that details of external plant are yet to be determined. Information will be required for all external items of plant, setting out how noise will be controlled so that the criteria specified within the Noise Report will be complied with. This may be secured by way of condition.

The remainder of the adjoining occupiers are largely businesses. The proposal will bring more activity into the centre which is considered to be a benefit to these businesses. There will be impacts associated with noise and privacy but they are not considered to be so detrimental to these occupiers such that permission should be refused in this regard.

Subject to the imposition of appropriate conditions the proposal is considered to have an acceptable impact on adjoining occupiers and residents

The living environment created

The proposed flats have been designed to meet Technical Housing standards issued by the

Department for Communities and Local Government. The development provides communal amenity space and private balconies/terraces. Environmental Health have been consulted on this application and advise that:

“The façade of the building overlooking the Sainsbury car park and Kingsmead is exposed to daytime noise levels in excess of 60dBA. Balconies located on these two facades will be exposed to this level of noise plus 3dB (reflective noise) which is well in excess of the BS8233 upper guideline value of 55dB LAeq,16hrs for external amenity space. BS8233 recognizes that these guideline values are not necessarily appropriate on balconies that are not intended to be used for relaxation purposes, but for drying washing or growing pot plants etc. However, the general guidance on noise in amenity space is appropriate for larger balconies, which are intended to be used for relaxation. “In high-noise areas, consideration should be given to protecting these areas by screening or building design to achieve the lowest practicable levels”.

Environmental Health have been informed that these balcony spaces will not be contributing to meeting the Council’s Amenity space standards, and that the shared amenity space on the first floor exceeds the overall requirement for private amenity space at this development (officer note 495 sq m required as a minimum for the development as a whole, 576 sq m communal amenity space proposed with additional private amenity space comprising 59 balconies and two terraces). There is limited detail relating to this shared amenity space but it is assumed that it will have some form of wall at a height around its perimeter to prevent items falling off its edge. Provided this is of solid construction then an acceptable acoustic environment will be achieved, affording a quieter external space for residents. The balconies can therefore be considered an additional benefit and whilst it would be preferable to have a greater level of protection for these spaces, residents will have the choice of a quieter space if they so desire.”

Given the site's town centre location, having regard to the extant permission and the ability to impose appropriate conditions, it is considered that an acceptable level of usable amenity space commensurate with the type of development proposed would be provided. The submitted Acoustic Design Statement simply sets out the acoustic criteria and standards that will be met from all sources of noise on-site resulting from the development and the design criteria for habitable rooms to protect against external noise. These criteria are acceptable.

It is proposed that residential waste will be taken by residents to the communal waste storage area on the ground, first or third floors and then transferred to the dedicated waste collection point on the ground floor by facilities management staff. Communal refuse/recycling bin storage is proposed which may be secured by way of condition. Subject to the imposition of appropriate conditions, it is considered that the proposal would create a satisfactory living environment for future residents and is acceptable.

The provision of affordable housing

In 2004 it was proposed that, in addition to the 30 dwellings that were to be provided on the Solartron site as a direct replacement to Firgrove Court, 129 residential units would be provided within the redevelopment, representing a net gain of 51 dwellings.

When considering the provision of issue of affordable housing in 2004 the then Local Plan Policy H6 required any development of 25 or more dwellings to make provision for a minimum of 15% to be affordable housing, increasing to about 25%-30% on those sites where the existing use value and infrastructure costs are low. In February 2003 the Council adopted supplementary planning guidance that sought to negotiate 35-40%. The applicant

offered 20% of the new dwellings to be provided on site as affordable housing. The reason for this was that the proposal was for a redevelopment of a town centre where existing land values and existing uses values were/are very high. Furthermore because of the nature of the redevelopment proposals the infrastructure costs were/are proportionally very high. It is noted that this reflects the approach set out policy LN2

The legal agreement attached to 2004 planning permission had clauses relating to the provision of affordable housing as set out above. The economic position in 2011 led to a re-phasing of development such that the construction of Block 3 was delayed. In 2011 a request was received from the developer to vary the legal agreement, as set out above, such that 25 of the affordable housing units were to be provided within the completed Block 1 by the end of March 2012 with the remaining unit to be delivered as part of Block 3 when that phase was to be constructed. This variation was agreed and the affordable housing was provided within Block 1. This left one unit to be provided which remains the current position.

Strategic Housing have been consulted on this application and confirm that with the exception of one unit, the provision of affordable housing required for the units in this application and in wider North Queensmead redevelopment has already been provided in the block above Sainsburys. In considering the 2018/2019 permissions, they were satisfied that as it would not be easy to find a registered provider that would take one unit. On this basis, the payment of a commuted sum in lieu for off site provision was agreed. This figure was calculated as £147,500 and secured by way of section 106 agreement.

The current proposal would generate a requirement of 6 affordable units in addition to the one outstanding from the 2004 planning permission. As with the 2018/2019 schemes, the applicants have proposed to make a payment of a commuted sum in lieu for off site provision for a total of seven units due to difficulties in securing interest from a registered provider given the small number of affordable units proposed and management thereof having regard to the proposed floor layouts. Strategic Housing have agreed to this approach. The commuted sum is currently the subject of negotiation with the applicant. Subject to the outcome of this negotiation and the completion of a section 106 planning agreement which secures the requisite contribution no objection is raised to the proposal in respect of affordable housing.

Highway and transportation matters

As part of the 2004 planning permission, various transportation improvements were secured, and subsequently implemented, including the following:

- Improved Cycling and Pedestrian access
- Advanced stop line for cyclists at Victoria Road/ Kingsmead Traffic Signals.
- Links between the main railway station and the town centre
- Cycle stands in Kingsmead/Queensmead
- Cycle lockers in Kingsmead.
- Pedestrian facility within the proposed signal junction at Victoria Road/Kingsmead.
- Improved pedestrian routes along Kingsmead

- Pedestrian crossing points over Kingsmead
- New bus stops on Kingsmead adjacent to the proposed foodstore; and
- New traffic signals at Victoria Road/Kingsmead to assist public transport movements in the area

The current application is supported by a Transport Assessment and Travel Plan

As set out above 22 car parking spaces would be lost as a result of the demolition of part of the Kingsmead centre. The proposed development will include the provision of 53 car parking spaces including two disabled spaces at third floor level. As previously approved servicing is proposed from a new lay by set back from Kingsmead on the east side of the site. Storage for 170 residents cycles is proposed at ground and first floor levels. The remaining spaces to serve visitors and staff will be provided at ground floor level.

The County Highway Authority is satisfied with the level of car parking proposed. It is considered appropriate to re-impose conditions requiring that all parking spaces are to remain unallocated, the bridge link is completed prior to first occupation of the development and details of the controlled access gate, its operation and cycle storage are submitted.

The CHA is satisfied with the proposed access and servicing arrangements onto Kingsmead.

The revised travel plan indicates that due to the removal of floorspace for the retail and leisure components of the proposal the trip generation will be reduced when compared to the extant permission (18/00025/FULPP). There will be a reduction of 6 trips in the AM peak (8:00-9:00), 28 in the PM peak (17:00-18:00) and 195 in the weekend peak (12:00-13:00 Sat). The highway authority are satisfied that there would not be a detrimental impact on the operation or safety of the highway network when compared to the extant permission. Given the reduction in forecast trip generation due to the change in land use, no further review of the local highway network is required.

A framework travel plan has been submitted with the application. Whilst the CHA have identified further areas of work that the travel plan needs to address, it raises no objection in this regard subject to the delivery/implementation of an approved travel plans together with approval and monitoring fee and travel plan bond. This may be secured by way of a section 106 legal agreement (including the opportunity to amend the travel plan).

Subject to the imposition of appropriate conditions and the satisfactory completion of a section 106 agreement in relation to the implementation of a travel plan raise no objection is raised to the proposal on highway grounds.

Nature conservation

By way of background when the 2018 scheme was granted there was a legitimate fall back position namely an extant and implementable permission for the provision of 69 flats. The 2018 scheme sought to replace, albeit with a reduction of one unit, the residential development approved in 2004. Having regard to the above, it was therefore the Council's view, as the competent authority for the purposes of the Conservation of Habitats and Species Regulations 2017, that the proposal would have no likely significant effect on the SPA and as such no contribution was sought for the 2018 scheme in this regard. As the subsequent application approved in 2019 maintained the same number of units as approved in 2018 no contribution was sought. However the current scheme proposes an increase in

31 units over the approved scheme and as such the proposal needs to address the impact of these additional units on the Thames Basin Heaths Special Protection Area.

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

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

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

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

The Council's Ecologist has been consulted on this application. She seeks biodiversity improvements which may be secured by way of condition.

Open space provision

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Policy DE6 allows provision to be made on the site, or in appropriate circumstances a contribution to be made towards enhancing and managing facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required.

As part of the 2004 planning permission a financial contribution towards open space for the development as a whole was secured. As set out above the applicant subsequently requested that the legal agreement be varied to enable the financial contribution to be paid in respect of children's play space be used within a wider area within the town centre to be defined as coloured purple on Inset map 1 within the Rushmoor Local Plan Review 1996-2011 but outside the application site outline in red. This play space was envisaged to be on the land next to the leisure centre next to the existing skate park but has not been provided

to date. However it is noted that the existing outdoor recreational uses are to be removed as part of the redevelopment of the Civic Quarter as envisaged in the Civic Quarter supplementary planning document. Reference was also made to allow for the apportionment of the open space contribution to enable an increased contribution towards the children's play space within the town centre. The open space contribution in respect of Block 1 has been paid. A financial contribution of £122,825.00 towards open space in respect of Block 3 was secured as part of the 2018/2019 permissions. As there has been an increase in the number of units and based on the level of contributions in force at the time of the submission of the application the current contribution would be £177,225.00 (ie 29 x £1525 and 70 x £1900). The applicant has agreed to this which would be secured by way of section 106 agreement. Given the issues of provision of play space within the Civic Quarter, it is also proposed to amend/update the clauses agreed in 2009 and 2018/2019 to ensure provision of play space within 200 metres of Farnborough town centre as defined on the Rushmoor Core Strategy proposals map. Having regard to the above no objection is raised to the proposal within the terms of Policy DE6.

The water environment and flood risk

Policy NE8 relates to surface water flooding and seeks details of sustainable drainage systems that will be incorporated into the development. The application site is within Flood Zone 1. The Hampshire County Council draft surface water management plan 2012 shows that the site has not been the subject of flooding events. However it is recognised that due to the high water table within Farnborough town centre that infiltration is not appropriate in terms of SUDS. Given this, the drainage for the site will include gullies serving roof drainage, permeable paving/sub base and an underground attenuation tank (officer note the tank is in the process of being installed as part of the implementation of the 2019 permission). Hampshire County Council as Lead Local Flood Authority (LLFA) has sought further information on exceedance flows which the applicant has provided and are the subject of consultation with the LLFA. The Environment Agency have advised that they do not wish to be consulted on this application. Thames Water raise no objection to the proposal. Subject to no adverse comments being received from the LLFA and imposition of an appropriate condition to secure a detailed drainage strategy including long term maintenance no objection is raised to the proposal in terms of the water environment and flood risk.

Sustainable development

The proposal is for a mixed use development. The proposals include the use of solar photovoltaic panels on the roof. A Sustainability statement and BREEAM Pre-Assessment have been submitted in support of the application which demonstrate that the non residential part of the development will achieve a BREEAM "Very Good" level. The submission of a verification report that confirms that the non residential part of the development will achieve a BREEAM level of "Very Good", may be secured by way of condition.

Policy DE4 requires all new development to meet water efficiency standards (110 litres/person/day and BREEAM "excellent"). These standards may be secured by way of condition. Subject to the imposition of these conditions no objection is raised to the proposal on grounds of sustainability

Conclusion -

Development of this part of the town centre is an important phase of the overall scheme to revitalise the town centre. It meets the criteria adopted by the Council in the development plan and the supplementary planning document on the town centre. The proposal is

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

FULL RECOMMENDATION

Subject to the issues relating to affordable housing and flood risk as set out above being satisfactorily addressed it is recommended that permission be GRANTED subject to the completion of an appropriate legal agreement in respect of open space, affordable housing, SAMM and highway matters as set out above and the imposition of the following conditions and informatives

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended May 2018 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

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

External walls
Roofing materials
Window frames and glazing
Louvres
Access bridge

Reason - To ensure satisfactory external appearance.*

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

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

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

- i) programme of construction work;
- ii) the provision of long term facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) methods and phasing of construction works;
- v) access and egress for plant and deliveries;
- vi) protection of pedestrian routes during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii) controls over dust, noise and vibration during the construction period;
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period

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

Reason - In the interests of amenity and highway safety.

- 5 Site preparation, clearance works, pile driving and construction works within the area covered by the application shall only take place between the hours of 0700-1800 Monday to Friday and 0800-1300 on Saturdays. No works at all shall take place on Sundays and Bank or Statutory Holidays unless otherwise first agreed in writing by the Local Planning Authority.

Reason - To protect the amenities of surrounding residential properties and other occupiers.

- 6 In the event that impact or driven pile driving is proposed no works shall start on site which required the use of pile driving until full details of all means and methods of pile driving (including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure and the programme of works) have been submitted to and approved in writing by the Local Planning Authority. The method of construction shall thereafter take place in accordance with the approved details

Reason - To protect the amenities of nearby residential properties and occupiers and to safeguard underground water and sewerage infrastructure environment

- 7 No food and drink use shall start until details of the means of suppressing and directing smells and fumes from the premises to which they relate have been submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials, and specification of any external chimney or extraction vent. The approved details shall then be implemented before the food and drink uses hereby permitted start and shall be retained in working order at all times thereafter. *

Reason - To protect the amenities of nearby residential properties and adjoining occupiers

- 8 Unless otherwise approved by this permission no display or storage of goods, materials, plant, or equipment shall take place other than within the building.

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

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

Reason - To protect the amenity of neighbouring occupiers.*

- 10 The approved cycle parking facilities shall be provided and made available for use prior to the first occupation of that part of the development to which they relate and thereafter retained.

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

- 11 No dwelling shall be occupied until the off-street parking facilities to serve the proposed flats shown on drawing number P-614 rev P1 third floor car park plan have been completed and made ready for use by the occupiers/visitors. The parking spaces shall be unallocated and thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the proposed flats) and, in the interests of clarity, not used for the storage of caravans, boats or trailers . In the interests of clarity this also includes the provision of electric charging points*

Reason - To ensure the provision and availability of adequate off-street parking and to promote energy efficiency

- 12 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

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

- 13 The residential element of the development hereby approved shall not be occupied until measures to protect the flats and amenity space/balconies/terraces from traffic or other external noise have been implemented in accordance with a scheme to include, for example, acoustic barriers and double glazing which has been first submitted to and approved in writing by the Local Planning Authority. On approved the mitigation measures shall be implemented in full prior to the first occupation of the flats to which they relate

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

- 14 Within 6 months of the first occupation of the non residential parts of the development a verification report shall be submitted which demonstrates that that part of the

development has achieved a BREEAM Very Good standard overall and Excellent in relation to water consumption.

Reason - To confirm the target score as indicated in the BREEAM Pre-Assessment Summary Report prepared by RPS and to meet the objectives of policies DE1 and DE4 of the Rushmoor Local Plan.

- 15 Prior to the construction of the residential part of the development hereby approved, and notwithstanding any details submitted with the application, details of measures to achieve a water efficiency standard of 110 litres per person per day for the residential part of the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the residential part of the development and retained in perpetuity.

Reason - To reflect the objectives of Policy DE4 of the Rushmoor Local Plan

- 16 No part of the development shall be occupied until the bridge link as shown on the approved plans linking blocks 2 and 3 has been completed, made available for use and thereafter retained.

Reason - to ensure appropriate parking provision is available for residents of Block 1 and to release car parking within the Kingsmead multi storey car park.

- 17 Prior to the first occupation of any dwelling or use of the identified residents parking spaces, the proposed entrance and exit barriers to control access to the residents car parking as shown on drawing number P-614 rev P1 shall be installed in full, made available for use and thereafter retained/maintained in an operational state.

Reason - to ensure appropriate levels of car parking are secured for future residents of the new dwellings within Block 3

- 18 Prior to the construction of development, and notwithstanding any details submitted with the application, a detailed Sustainable Drainage Systems (SUDS) strategy shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the development to which they relate and retained in perpetuity.

Reason - To reflect the objectives of Policy NE8 of the Rushmoor Local Plan

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

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

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

Reason - To meet the recreational needs of future residents

- 21 No dwelling shall be occupied until a fully detailed landscape, planting and maintenance scheme (to include, where appropriate, both landscape planting and biodiversity improvement) for the communal amenity space has been submitted to and approved in writing by the Local Planning Authority. The communal amenity space shall be completed and retained in accordance with the details so approved. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

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

- 22 Notwithstanding any information submitted with the application no part of the development shall be occupied until details of all screen and boundary walls, fences, hedges or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be completed prior to first occupation of that part of the development to which they relate and thereafter retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

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

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

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

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

- 25 The refuse collection strategy for the site shall be undertaken in accordance with the approved plans and the Site Waste Management Plan prepared by from WYG dated February 2019.

Reason - To meet the functional requirements of the development in the interests of visual and residential amenity and highway safety

- 26 Prior to occupation of any dwelling, the refuse bin storage areas hereby approved shall be made available for use by residents and thereafter retained for their designated purpose

Reason - To safeguard the amenities of the area and to meet the functional requirements of the development.*

- 27 Notwithstanding any details submitted with the application prior to the occupation of the development details of a lighting strategy for the site shall be submitted to and approved by the Local Planning Authority. Once approved the lighting strategy shall be implemented prior to the first use of any part of the development and thereafter retained unless otherwise agreed in writing.

Reason - In the interests of the visual and residential amenity

- 28 The permission hereby granted shall be carried out in accordance with the following approved drawings - P-001 rev A, 500 rev P1, 501 rev P1, 502 rev P1, 503 rev P1, 504 rev P1, 505 rev P1, 506 rev P1, 507 rev P1, 800 rev P1, 600 rev P1, 601 rev P1, 602 rev P1, 603 rev P1, 604 rev P1, 605 rev P1, 606 rev P1, 607 rev P1, 608 rev P1, 609 rev P1, 610 rev P1, 611 rev P1, 612 rev P1, 613 rev P1, 614 rev P1, 800 rev P1, 801 rev P1, 802 rev P1, 803 rev P1, 804 rev P1 and 805 rev P1.

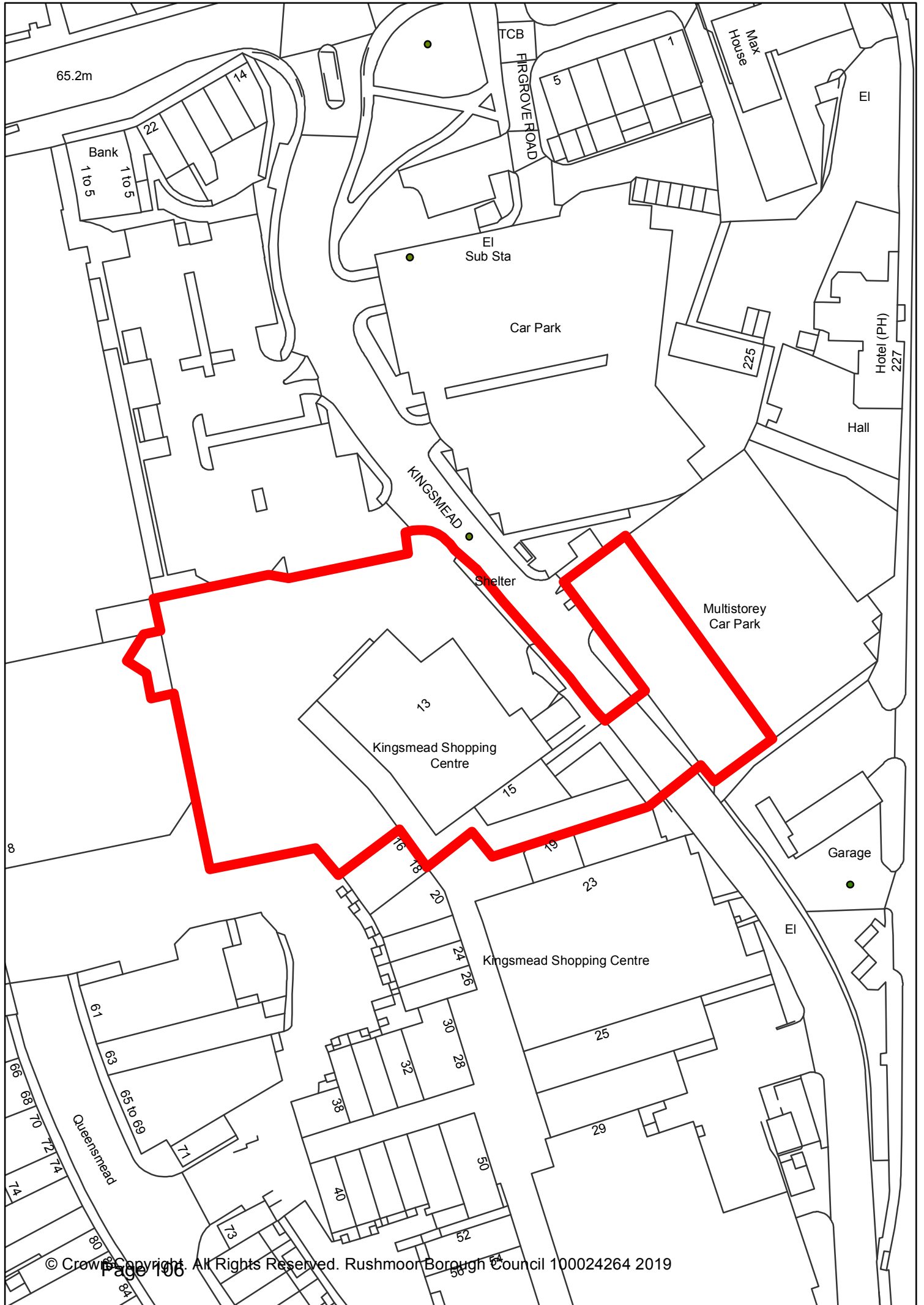
Reason - To ensure the development is implemented in accordance with the permission granted

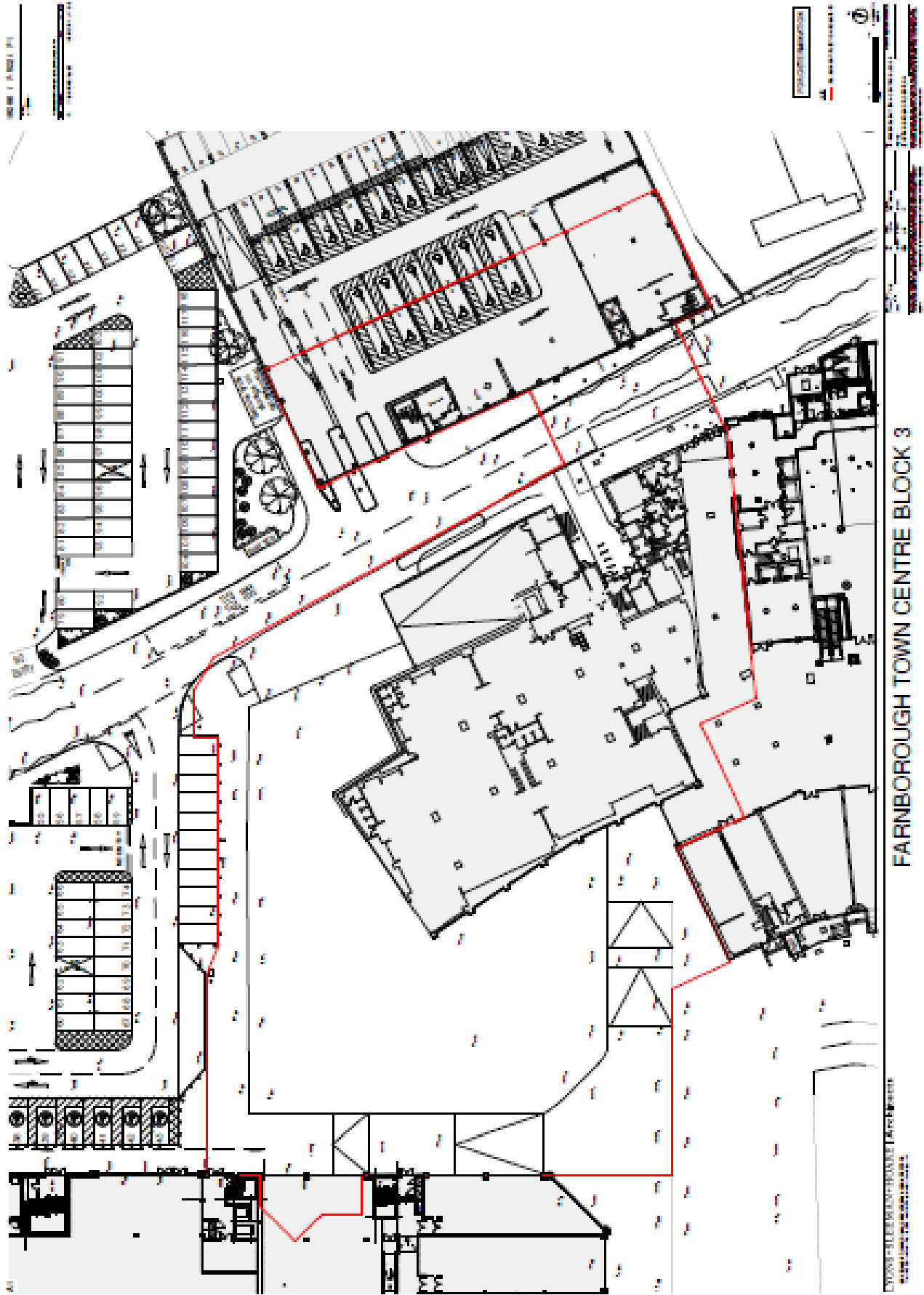
Informatives

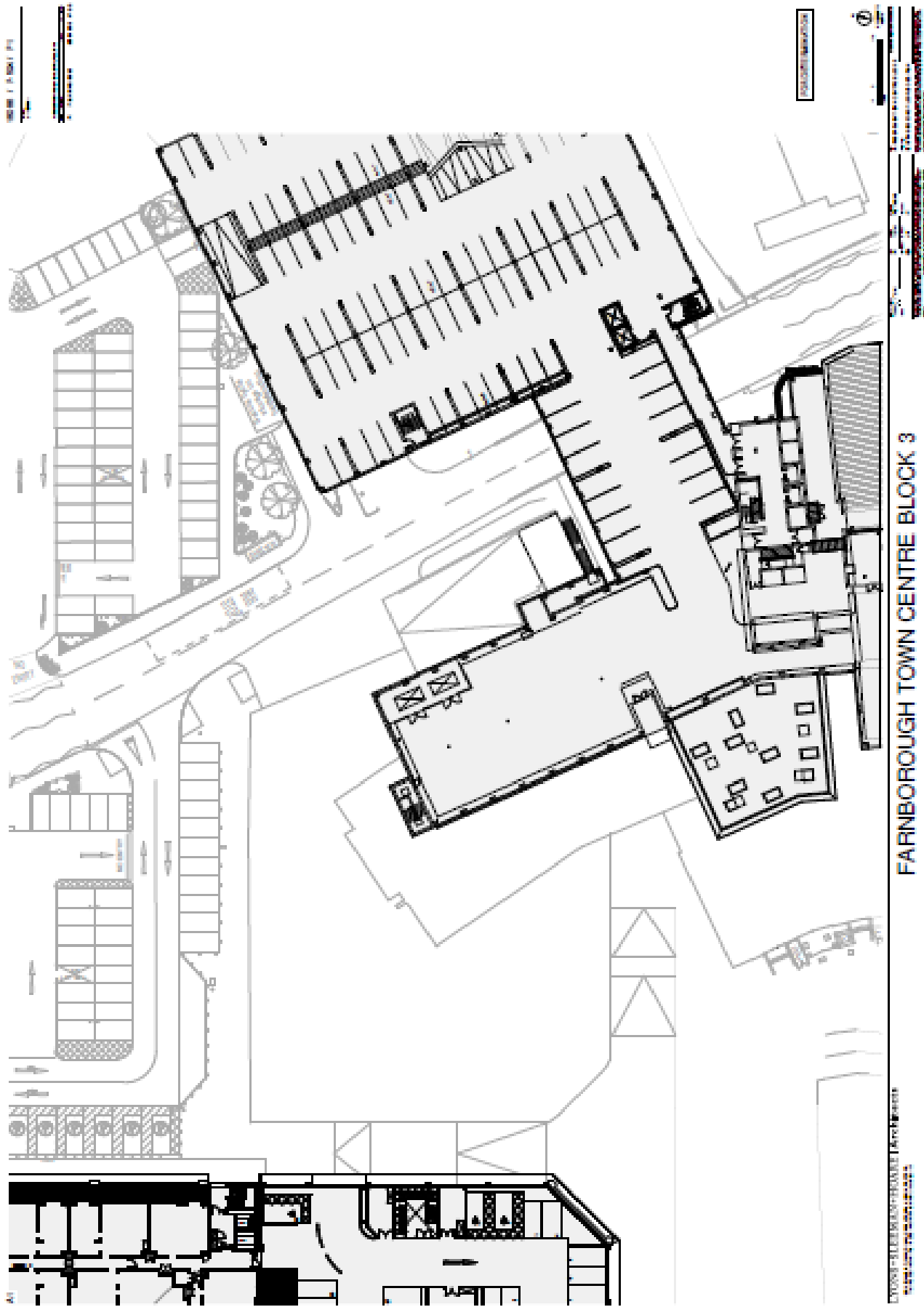
- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is acceptable in principle. It would have an acceptable impact on the character of the area, it will create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining non-residential and residential occupiers and meet the functional requirements of the development. The proposal is acceptable in highway terms, it makes satisfactory provision for affordable housing and public open space, addresses its impact on the SPA and secures appropriate energy efficiency measures. It complies with development plan policies, the Council's adopted Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **INFORMATIVE** - A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality

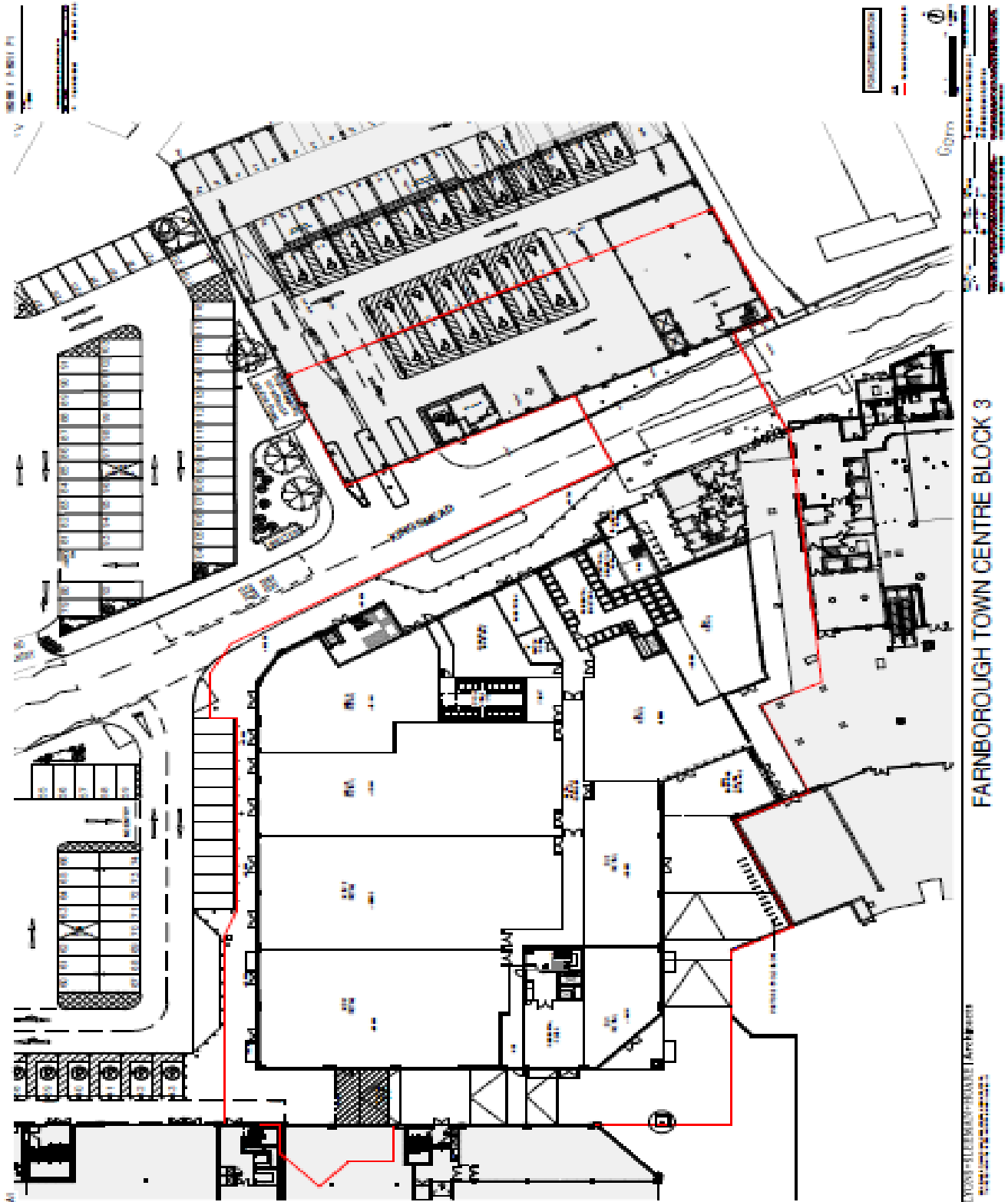
- 4 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 5 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 6 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
- 7 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable.
- 8 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be: 1) provided prior to the occupation of the properties; 2) compatible with the Council's collection vehicles, colour scheme and specifications; 3) appropriate for the number of occupants they serve; 4) fit into the development's bin storage facilities
- 9 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.
- 10 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
- 11 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact Environmental Health for advice

- 12 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance
- 13 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 14 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 15 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.



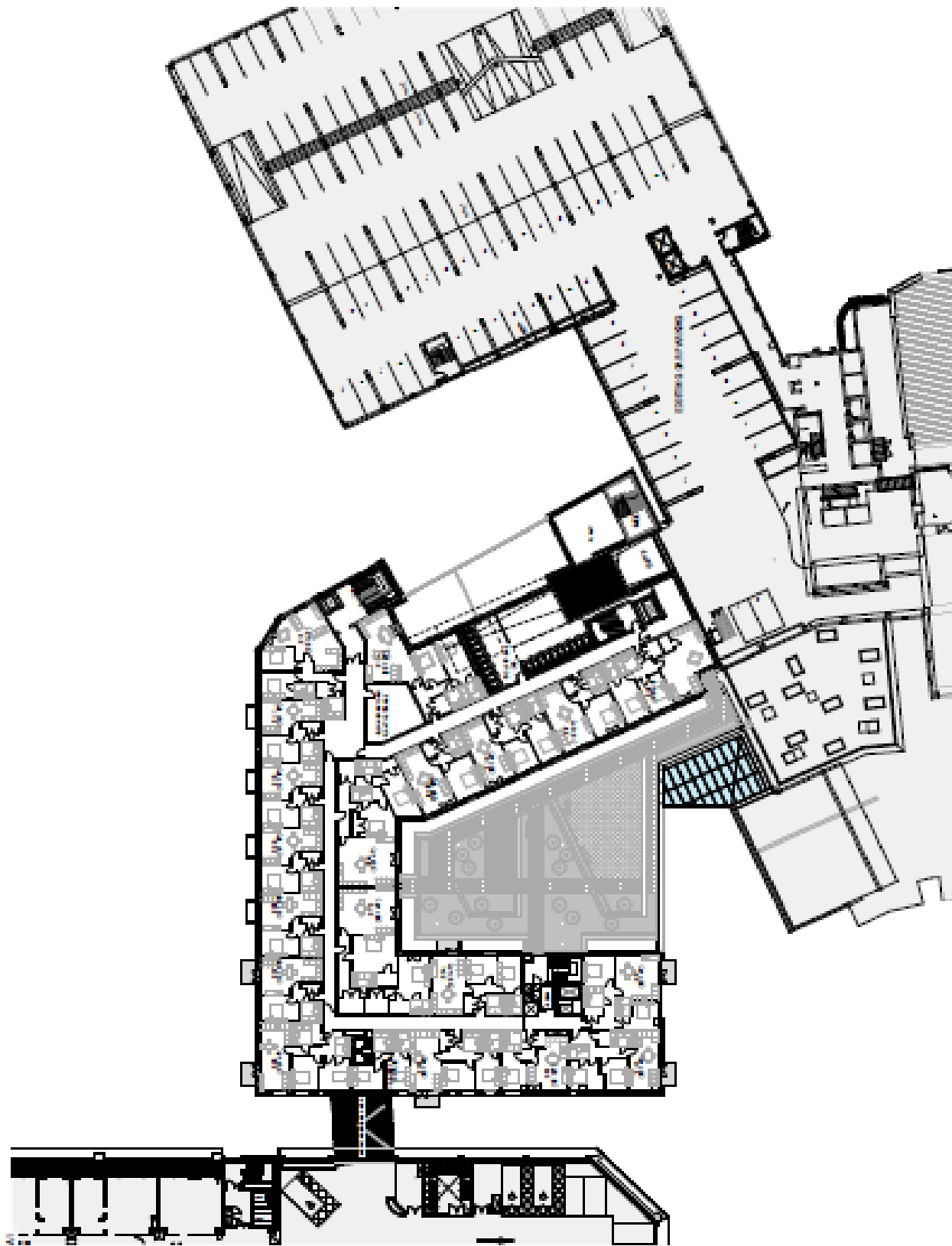






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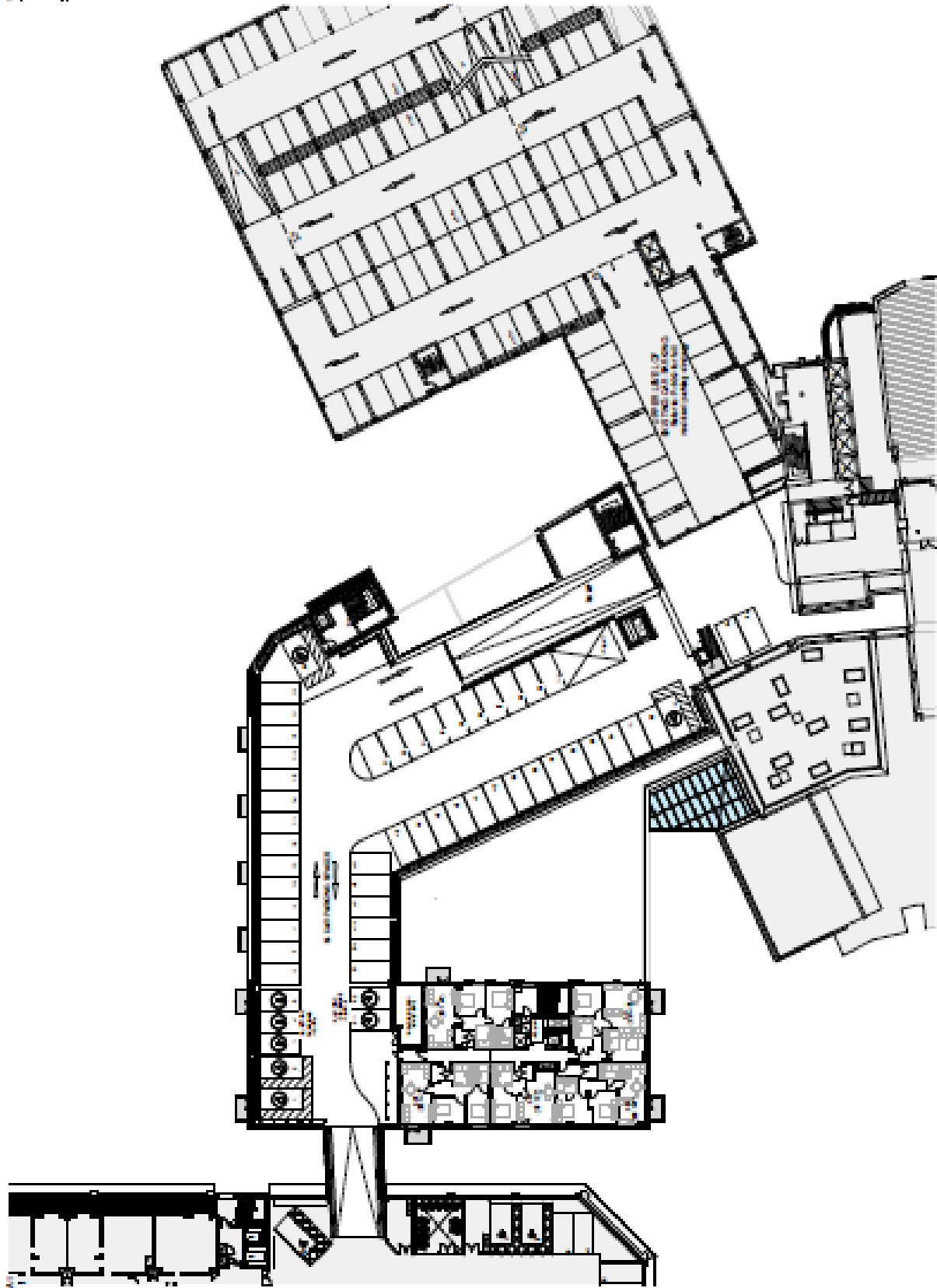
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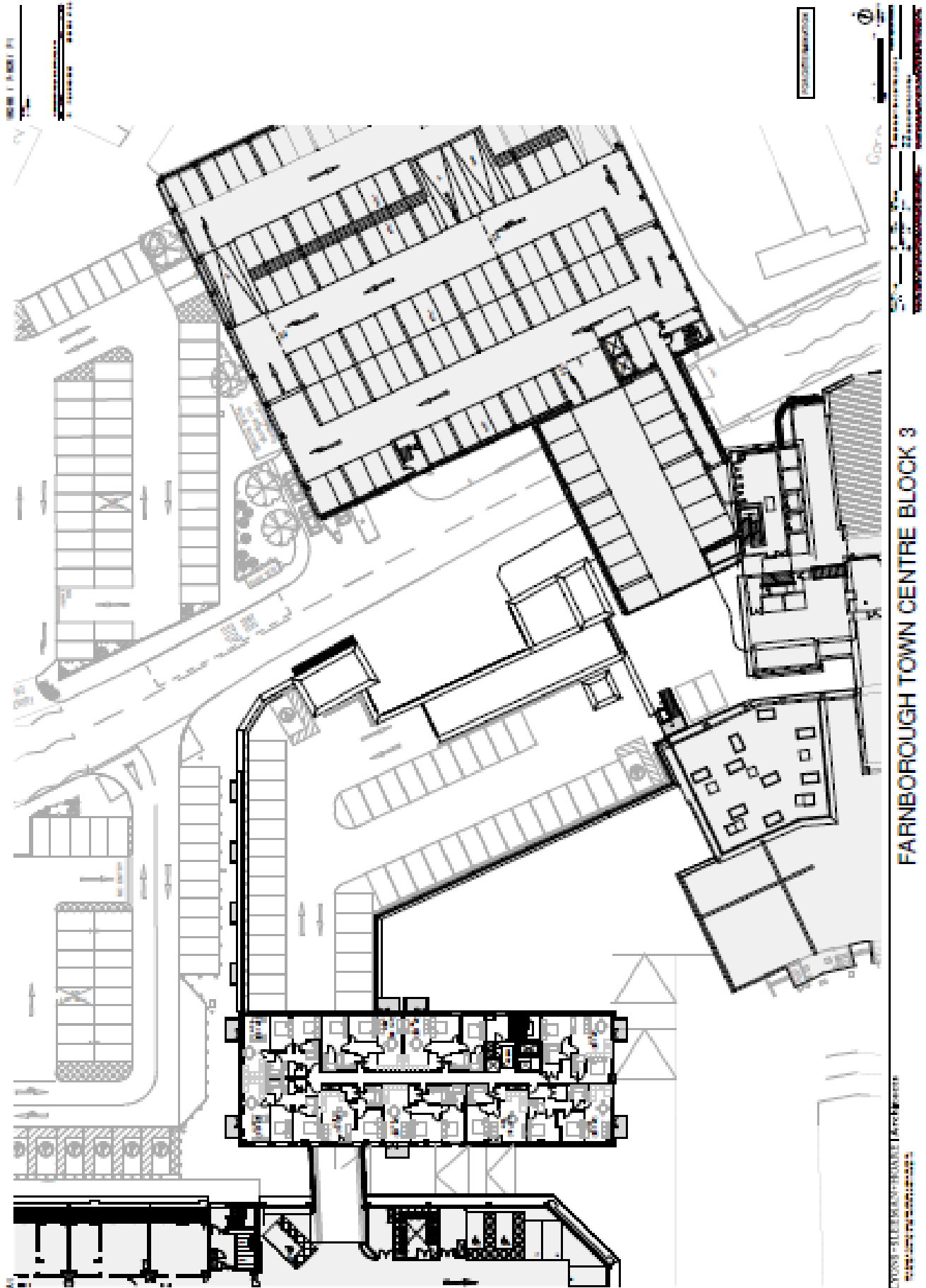
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EIGHTH FLOOR PLAN
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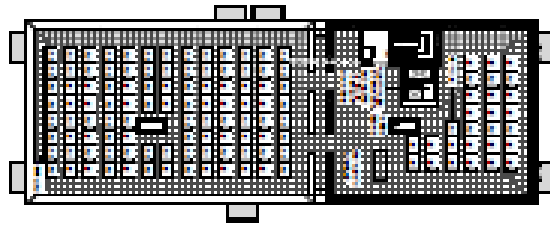
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NINTH FLOOR PLAN
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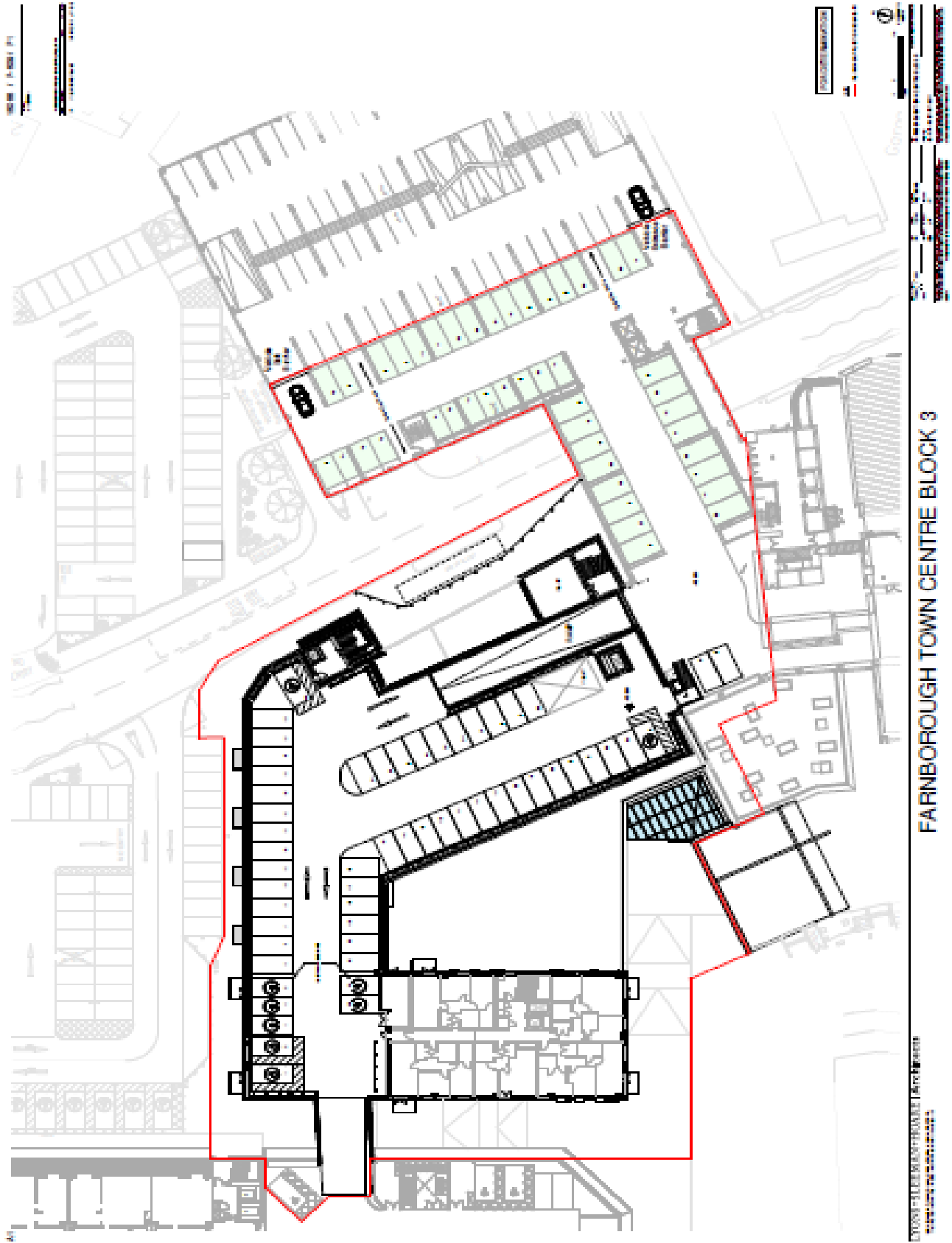
TENTH FLOOR PLAN
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FARNBOROUGH TOWN CENTRE BLOCK 3

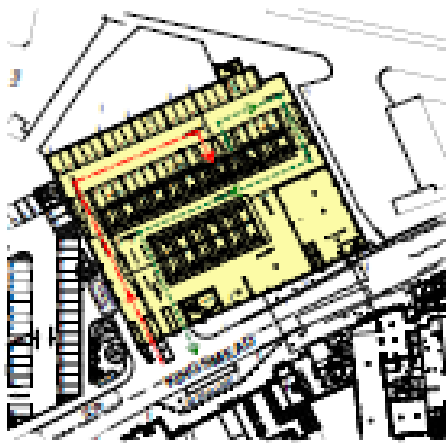
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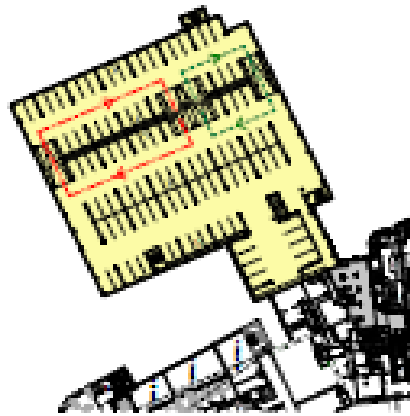
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DATE: 20/03/11
 DRAWN BY: M J HARRISON
 CHECKED BY: M J HARRISON

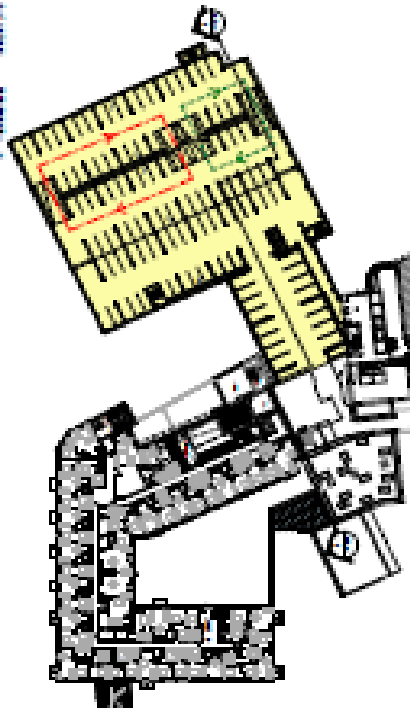
C/O M J HARRISON ARCHITECTS
 10, THE SQUARE, FARNBOROUGH, HAMPSHIRE, GU14 7JH
 TEL: 01329 422222 FAX: 01329 422223
 WWW.MJHARRISONARCHITECTS.CO.UK



1 | FIRST FLOOR (01/02) SECTION LINE



2 | FIRST FLOOR (01/02) SECTION LINE

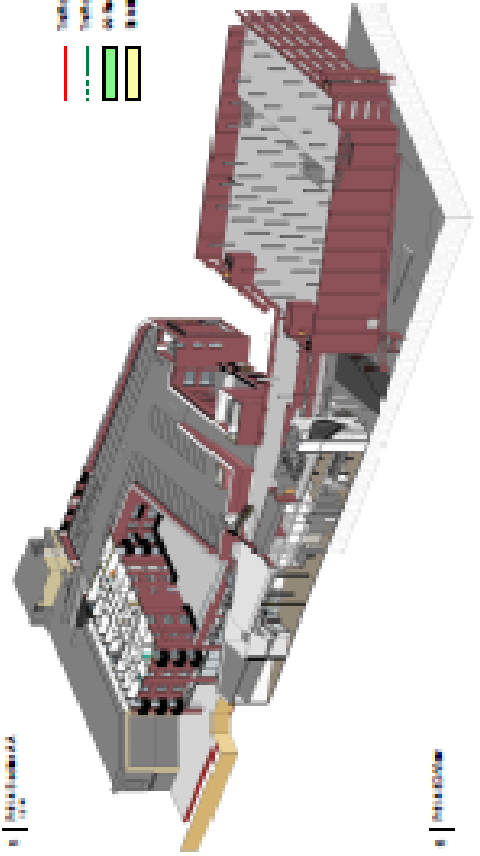


3 | SECOND FLOOR (02/03) SECTION LINE

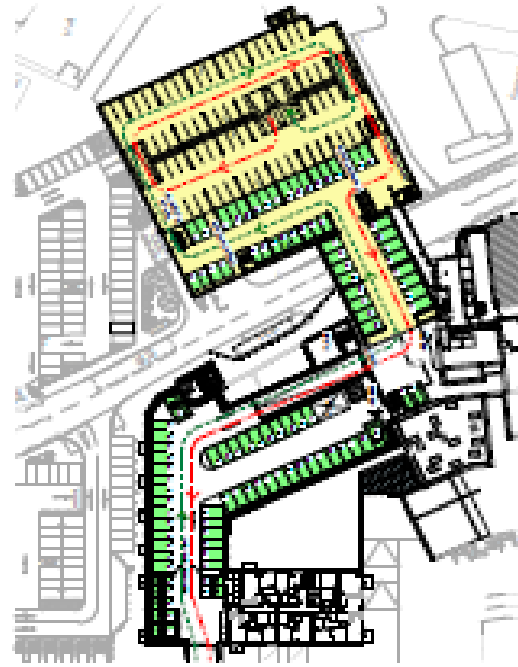


4 | SECTION LINE

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- Dotted Line
- Green Line
- Yellow Line



5 | SECTION LINE



6 | THIRD FLOOR (03/04) SECTION LINE



7 | SECTION LINE

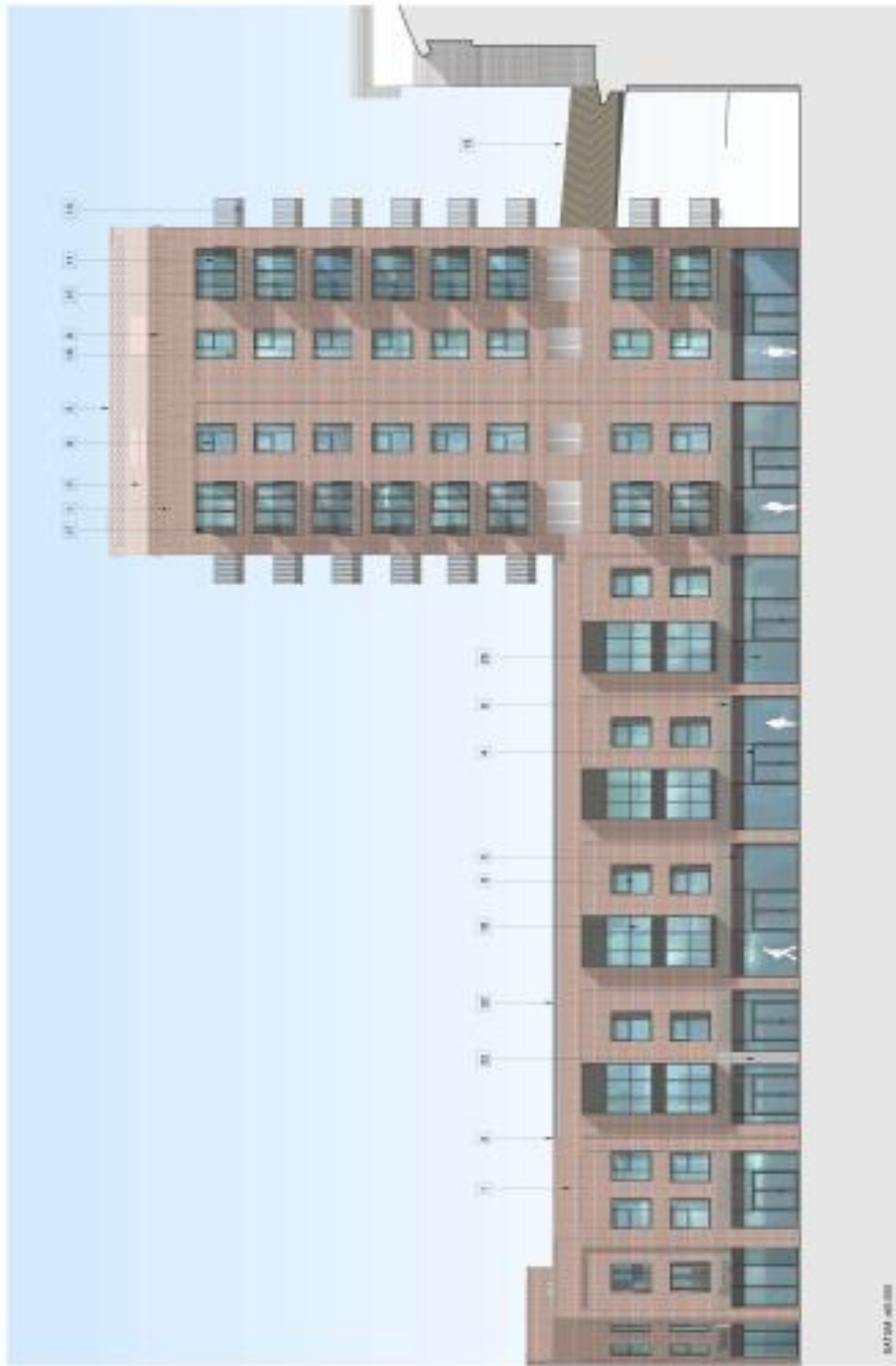
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CROSS SECTION THROUGH FARNBOROUGH TOWN CENTRE BLOCK 3
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 10/20/2023

10/10/2018 10:00:00 AM

Memorandum

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FOR DISTRIBUTION

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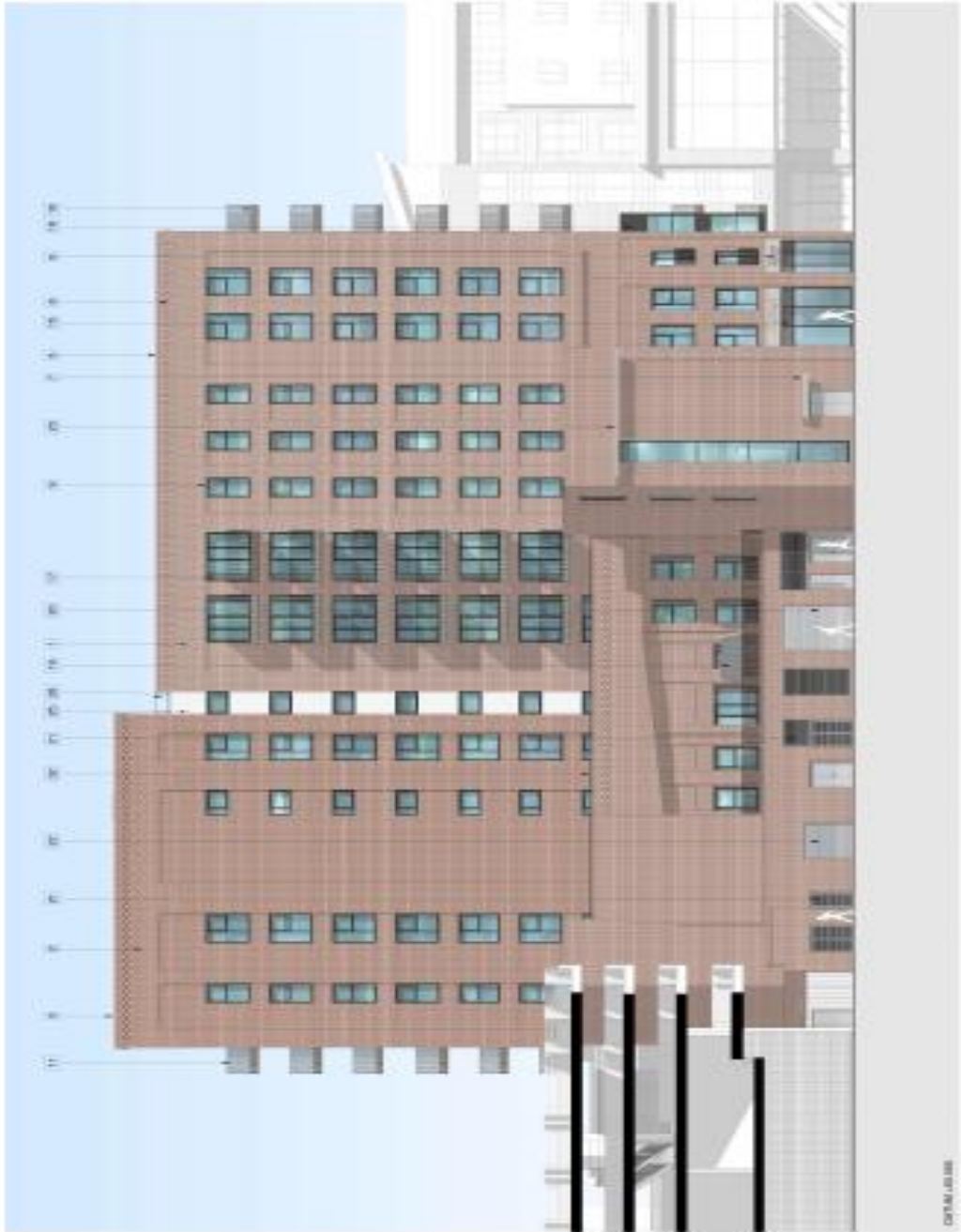
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FARNBOROUGH TOWN CENTRE BLOCK 3

LYONS-SLEEBUS-BOWRE Architects

Materials Key

- 01 Concrete
- 02 Brickwork
- 03 Glass
- 04 Metal
- 05 Timber
- 06 Stone
- 07 Paint
- 08 Plaster
- 09 Insulation
- 10 Roofing
- 11 Landscaping
- 12 Fencing
- 13 Gates
- 14 Driveways
- 15 Paths
- 16 Walls
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LYONS-SIEEMAN-ROAME Architects
Architects and Planners

FARNBOROUGH TOWN CENTRE BLOCK 3

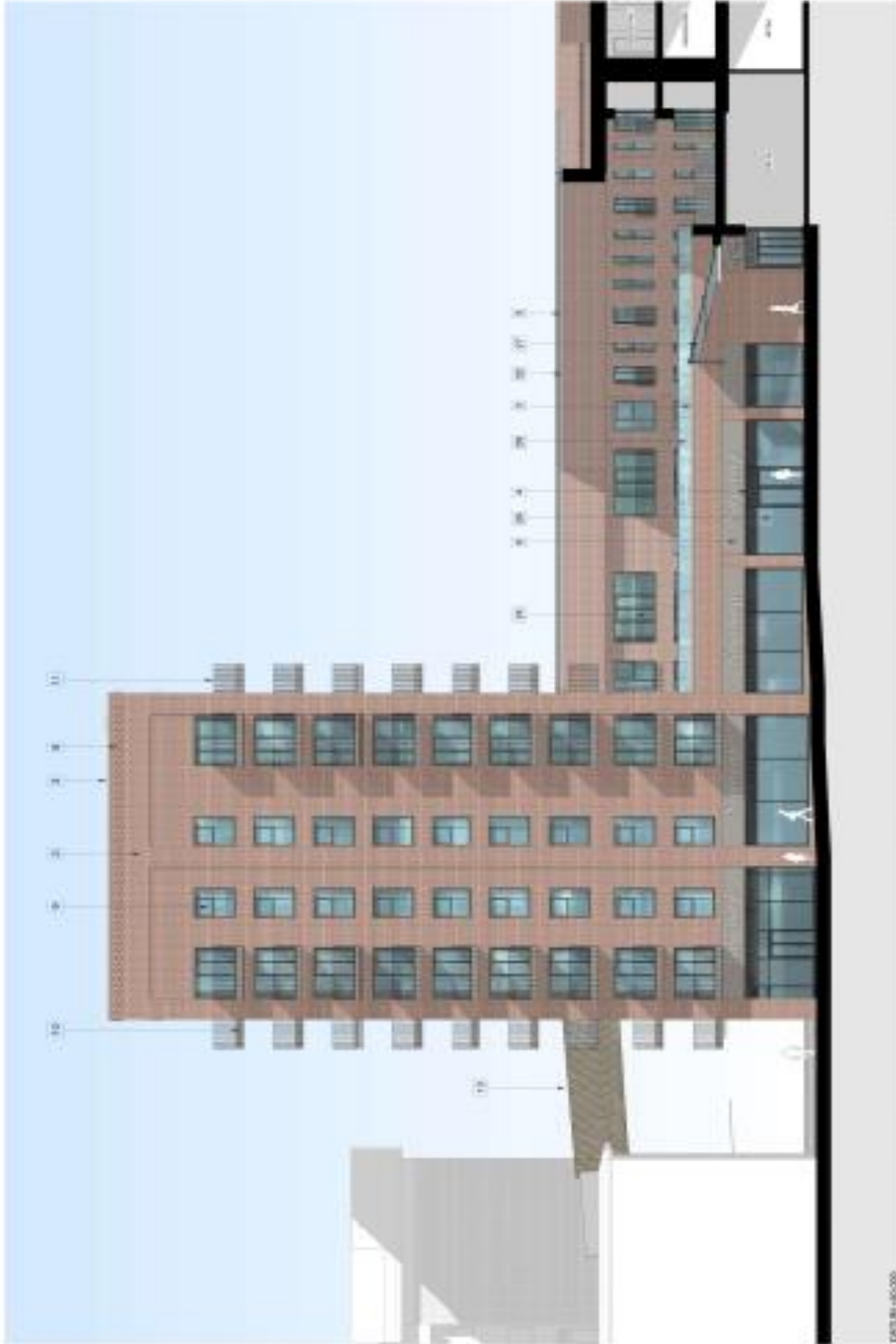
FOR INFORMATION



DATE: 10/10/2018
BY: J. HARRISON

Materials

- 1. Brickwork
- 2. Concrete
- 3. Glass
- 4. Steel
- 5. Timber
- 6. Aluminium
- 7. Polystyrene
- 8. Bitumastic
- 9. Asphalt
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- 495. Timber
- 496. Aluminium
- 497. Polystyrene
- 498. Bitumastic
- 499. Asphalt
- 500. Gravel



DATE: 10/10/2018



FOR INFORMATION

DATE: 10/10/2018
 BY: J. HARRISON
 PROJECT: FARNBOROUGH TOWN CENTRE BLOCK 3

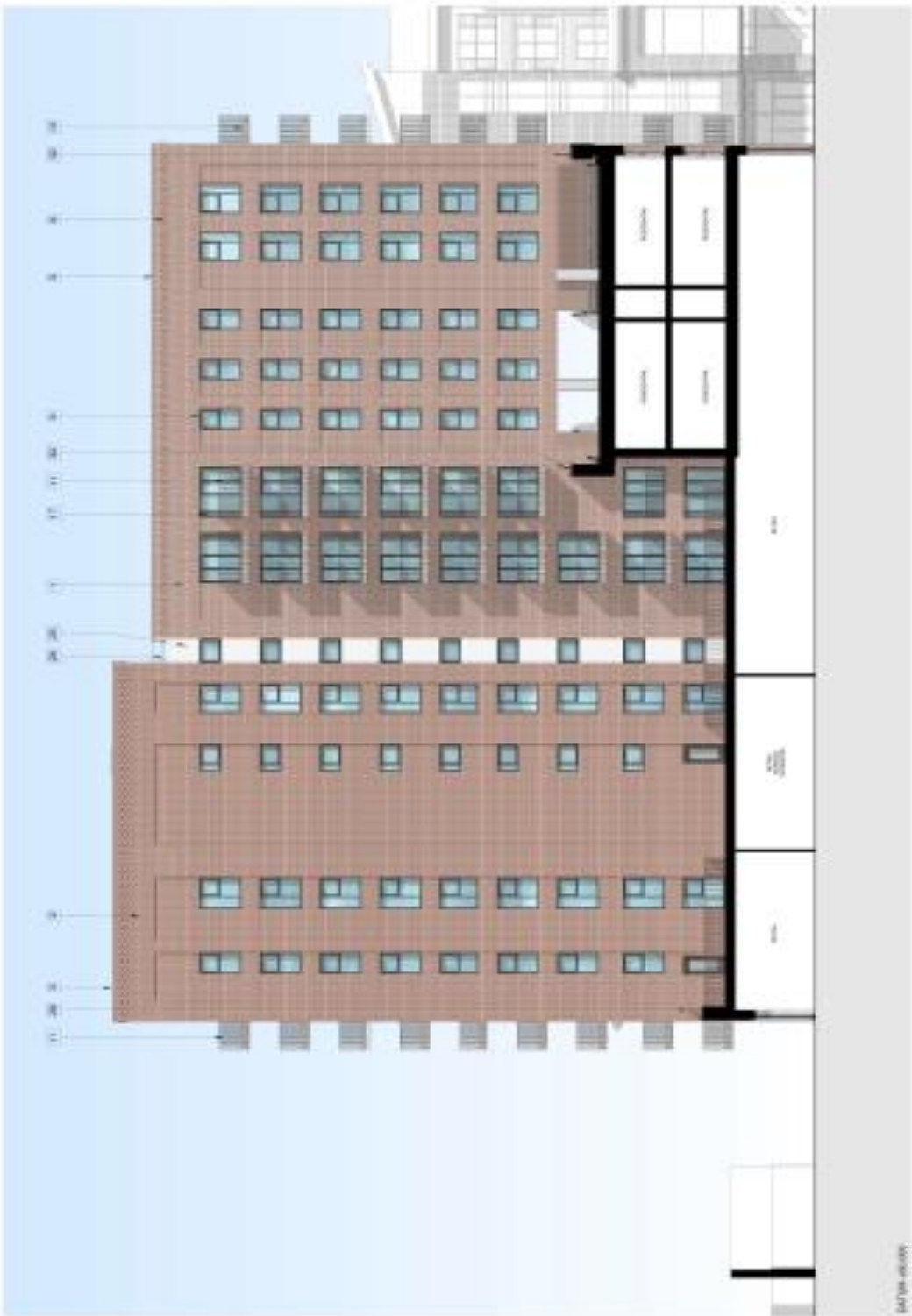
FARNBOROUGH TOWN CENTRE BLOCK 3

LYONS-SLEEMAN-DOWKE Architects
 100 Farnborough Road, Farnborough, Hampshire, GU14 7JH
 Tel: 01329 422222 Fax: 01329 422223
 www.lyons-sleeman-dowke.co.uk

1:100
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1:100

Material Key

- 1. Brickwork
- 2. Concrete
- 3. Glass
- 4. Metal
- 5. Timber
- 6. Stone
- 7. Render
- 8. Asphalt
- 9. Grass
- 10. Path
- 11. Fencing
- 12. Wall
- 13. Gate
- 14. Light
- 15. Sign
- 16. Tree
- 17. Bush
- 18. Flower
- 19. Sky
- 20. Cloud
- 21. Sun
- 22. Moon
- 23. Star
- 24. Comet
- 25. Planet
- 26. Galaxy
- 27. Nebula
- 28. Black Hole
- 29. White Dwarf
- 30. Red Dwarf
- 31. Yellow Dwarf
- 32. Orange Dwarf
- 33. Blue Dwarf
- 34. Brown Dwarf
- 35. Black Hole
- 36. White Dwarf
- 37. Red Dwarf
- 38. Yellow Dwarf
- 39. Orange Dwarf
- 40. Blue Dwarf
- 41. Brown Dwarf
- 42. Black Hole
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- 44. Red Dwarf
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- 46. Orange Dwarf
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- 62. Brown Dwarf
- 63. Black Hole
- 64. White Dwarf
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- 67. Orange Dwarf
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- 69. Brown Dwarf
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- 72. Red Dwarf
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- 76. Brown Dwarf
- 77. Black Hole
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- 79. Red Dwarf
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- 81. Orange Dwarf
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- 83. Brown Dwarf
- 84. Black Hole
- 85. White Dwarf
- 86. Red Dwarf
- 87. Yellow Dwarf
- 88. Orange Dwarf
- 89. Blue Dwarf
- 90. Brown Dwarf
- 91. Black Hole
- 92. White Dwarf
- 93. Red Dwarf
- 94. Yellow Dwarf
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- 98. Black Hole
- 99. White Dwarf
- 100. Red Dwarf



FOR INFORMATION

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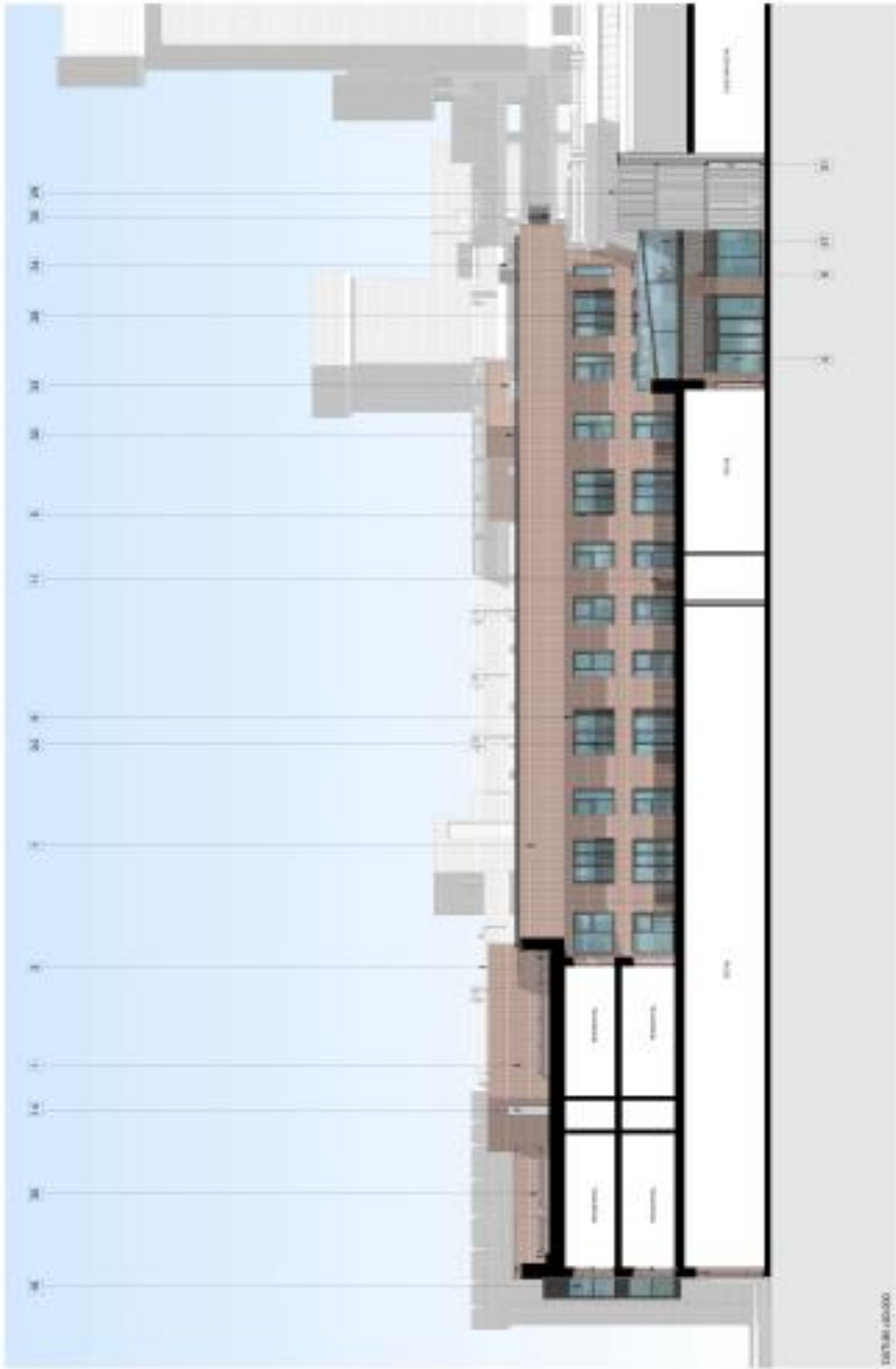
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FARNBOROUGH TOWN CENTRE BLOCK 3

LYONS-SLEEKIN-BOARE Architects
100 Farnborough Road, Farnborough, Hampshire, UK

Scale: 1:100



- Material Key**
- 1. Red brick
 - 2. White brick
 - 3. Light grey brick
 - 4. Dark grey brick
 - 5. Light grey concrete
 - 6. Dark grey concrete
 - 7. White concrete
 - 8. Glass
 - 9. Steel
 - 10. Aluminium
 - 11. Wood
 - 12. Asphalt
 - 13. Grass
 - 14. Pavement
 - 15. Sky
 - 16. Clouds
 - 17. Water
 - 18. Trees
 - 19. Fences
 - 20. Walls
 - 21. Roofs
 - 22. Windows
 - 23. Doors
 - 24. Signage
 - 25. Other

TOP OF TERMINATION

1:100

North Arrow

Scale: 1:100

DATE: 10/10/2023

PROJECT: FARNBOROUGH TOWN CENTRE BLOCK 3

CLIENT: [REDACTED]

ARCHITECT: LYONS-SLEEBUS-HOAKE Architects

FARNBOROUGH TOWN CENTRE BLOCK 3

LYONS-SLEEBUS-HOAKE Architects

100 Farnborough Road, Farnborough, Hampshire, GU14 7AB

01329 412345

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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	18/00713/FULPP	Ward: St Mark's
Applicant:	Lark Gas Assets Ltd	
Decision:	Permission Granted	
Decision Date:	21 March 2019	
Proposal:	Installation of electricity generation plant comprising 10 gas generators and 6 other units of auxiliary plant to supply maximum of 20MW standby power and erection of boundary fencing.	
Address	Transco Lynchford Lane Farnborough Hampshire GU14 6JD	

Application No	18/00892/CONDPP	Ward: Wellington
Applicant:	Miss Laura Powell	
Decision:	Permission Granted	
Decision Date:	04 March 2019	
Proposal:	Submission of details part pursuant to condition 4 (bespoke accessible wheelchair unit) of reserved matters 17/00494/REMPP dated 9th November 2017.	
Address	Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No 18/00899/FULPP Ward: West Heath

Applicant: Foster Properties Fleet Ltd.

Decision: **Permission Granted**

Decision Date: 11 March 2019

Proposal: Retention of as-built house with relocated flank boundary fence, refuse and bicycles store, two vehicular accesses with on-site parking to Severn Road, together with erection of two-storey side extension (retrospective amendments and new additions to development approved with lapsed planning permission 17/00303/FULPP dated 7 June 2017 to form enlarged house)

Address **17 Severn Road Farnborough Hampshire GU14 9NQ**

Application No 19/00002/FULPP Ward: St John's

Applicant: Mr & Mrs J Swift

Decision: **Permission Granted**

Decision Date: 28 March 2019

Proposal: Proposed single storey side extension.

Address **1 Woodcot Gardens Farnborough Hampshire GU14 9RD**

Application No 19/00008/TPOPP Ward: Fernhill

Applicant: Mr Dardenne

Decision: **Split decision**

Decision Date: 08 March 2019

Proposal: Two Oaks (T19 and T20 of TPO 426A) remove deadwood and raise canopy over fence line by no more than 3 metres from ground level. Remove one Sweet Chestnut (part of group G1 of TPO 426A) as per submitted photograph

Address **Ivy Cottage 388 Fernhill Road Blackwater Camberley Hampshire GU17 9HP**

Application No 19/00017/FULPP Ward: Rowhill

Applicant: Mr & Mrs R Seoane

Decision: **Permission Refused**

Decision Date: 08 March 2019

Proposal: Erection of front extension and dormers

Address **2 Warrington Mews Aldershot Hampshire GU11 3BP**

Application No 19/00022/FULPP Ward: St Mark's

Applicant: DR MASCELLONI

Decision: **Permission Granted**

Decision Date: 28 March 2019

Proposal: Replacement windows and door with UPVC

Address **37A Osborne Road Farnborough Hampshire GU14 6AE**

Application No 19/00027/CONDPP Ward: St John's

Applicant: Mr Barry Foster

Decision: **Conditions details approved**

Decision Date: 06 March 2019

Proposal: Submission of details pursuant to Conditions 10 (SUDS) attached to Planning Permission 17/00554/FULPP dated 17th August 2017

Address **6A Woodlands Road Farnborough Hampshire GU14 9QJ**

Application No 19/00029/FULPP Ward: Wellington

Applicant: Mr Paul Heselwood

Decision: **Permission Granted**

Decision Date: 05 March 2019

Proposal: 1 no. outdoor AC condenser unit wall mounted at the rear of the property

Address **25 Union Street Aldershot Hampshire GU11 1EP**

Application No 19/00034/TPOPP Ward: Rowhill
Applicant: Mr D Brady
Decision: **Permission Granted**
Decision Date: 06 March 2019
Proposal: One Oak (T1 of TPO 318) retrench and reduce crown by no more than 4 metres
Address **1 Rowhill Crescent Aldershot Hampshire GU11 3LT**

Application No 19/00035/REVPP Ward: Wellington
Applicant: Jepsam Properties Limited
Decision: **Permission Granted**
Decision Date: 13 March 2019
Proposal: Removal of Condition No.15 (energy performance details for new-build flats) of planning permission 18/00481/FULPP dated 8 November 2018
Address **Upper Union Terrace And 182 To 192 Victoria Road Aldershot Hampshire**

Application No 19/00036/TPOPP Ward: Cherrywood
Applicant: Ms Blay
Decision: **Permission Granted**
Decision Date: 11 March 2019
Proposal: One Oak (T1 of TPO 124) reduce length of all crown and lateral branches by no more than 2 metres
Address **26 Peach Tree Close Farnborough Hampshire GU14 8UU**

Application No 19/00039/ADVPP Ward: Wellington
Applicant: Mr Paul Heselwood
Decision: **Permission Granted**
Decision Date: 05 March 2019
Proposal: 1 no. internally illuminated fascia signage panel with internally illuminated fascia pod detail, and internally illuminated fascia descriptor and 1 no. internally illuminated projection/hanging sign detail
Address **25 Union Street Aldershot Hampshire GU11 1EP**

Application No 19/00046/ADVPP Ward: Cherrywood
Applicant: Mr Thompson - Formula One Autocentres
Decision: **Permission Granted**
Decision Date: 14 March 2019
Proposal: Continued display of externally illuminated fascia signs on front, side and rear elevations
Address **Unit 1A Hawley Trading Estate Hawley Lane Farnborough Hampshire GU14 8EH**

Application No 19/00053/TPOPP Ward: Empress
Applicant: Mr Marc Gibbons
Decision: **Permission Granted**
Decision Date: 11 March 2019
Proposal: One Beech (T28 of TPO 368) reduce canopy by no more than 4 metres and lift lower canopy by no more than 6 metres from ground level
Address **69 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 19/00059/FULPP Ward: St John's
Applicant: Mr Toby Fitch
Decision: **Permission Granted**
Decision Date: 18 March 2019
Proposal: Erection of Car Port with Pagoda
Address **25 Moselle Close Farnborough Hampshire GU14 9YB**

Application No 19/00060/FULPP Ward: Manor Park
Applicant: Mr Andrew Common
Decision: **Permission Granted**
Decision Date: 11 March 2019
Proposal: Erection of a dormer window in front roof elevation, single storey side extension, conversion of loft to a habitable room, formation of a cabrio balcony in the rear roof elevation and erection of a chimney to the rear
Address **34 Upper St Michaels Road Aldershot Hampshire GU11 3HA**

Application No 19/00061/FULPP Ward: Empress
Applicant: Mr Stephen Barnett
Decision: **Permission Granted**
Decision Date: 26 March 2019
Proposal: Demolition of existing side extension and erection of part single and part two storey side extension and raised patio area
Address **146 Ship Lane Farnborough Hampshire GU14 8BJ**

Application No 19/00066/TPOPP Ward: Knellwood
Applicant: Mr Flack
Decision: **Permission Granted**
Decision Date: 12 March 2019
Proposal: One Beech (T5 of TPO 338A) crown reduction overall by no more than 2 metres
Address **6 Pirbright Road Farnborough Hampshire GU14 7AD**

Application No 19/00067/COND Ward: Empress
Applicant: Key Property Investments No 1 Ltd
Decision: **Conditions details approved**
Decision Date: 21 March 2019
Proposal: Submission of details to comply with conditions 4 (construction method statement), 6 in part (pile driving), 10 (site investigation) and 19 (SUDS) attached to planning permission 18/00695/MMA dated 17 January 2019
Address **Block 3 Queensmead Farnborough Hampshire**

Application No 19/00089/ADVPP Ward: Empress
Applicant: Nationwide Building Society
Decision: **Permission Granted**
Decision Date: 29 March 2019
Proposal: 2no internally illuminated fascia lozenges to be installed to new aluminium fascia panels, 1no internally illuminated projecting sign and 1no internally/halo illuminated ATM surround
Address **93 Eastmead Farnborough Hampshire GU14 7SA**

Application No 19/00090/FULPP Ward: Aldershot Park
Applicant: Mr Dean Hopper
Decision: **Permission Granted**
Decision Date: 11 March 2019
Proposal: Erection of a single storey rear extension, erection of front porch and dormer to front roof slope
Address **24 The Avenue Aldershot Hampshire GU12 4BJ**

Application No 19/00091/REVPP Ward: Empress
Applicant: Lonsdale Property Investments
Decision: **Permission Granted**
Decision Date: 28 March 2019
Proposal: Removal of condition 2 of planning permission RSH00632/3 dated 17/01/1980 to allow building to be subdivided and/or occupied by more than one firm or business
Address **32 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 19/00094/FULPP Ward: Knellwood
Applicant: Mr & Mrs Pease
Decision: **Permission Granted**
Decision Date: 11 March 2019
Proposal: Erection of a side and rear pitched roof extension and enlargement of dormer window within the front facing roof slope following removal of existing car-port and conservatory
Address **54 Manor Road Farnborough Hampshire GU14 7HL**

Application No 19/00096/REV Ward: Empress

Applicant: Lindback Ltd

Decision: **Permission Granted**

Decision Date: 22 March 2019

Proposal: Variation to condition 8 attached to planning permission 18/00550/FULPP dated 14 September 2018 for the change of use of ground (part), first, second and third floor from B1 (offices) to 21 dwellings (Use Class C3) and erection of a bin store to allow for alterations to site layout, cycle and car parking provision to include new cycle store and relocation of bin store

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

Application No 19/00097/TPOPP Ward: Fernhill

Applicant: Mr Andrew Currie

Decision: **Permission Granted**

Decision Date: 29 March 2019

Proposal: One Oak (T2 of TPO 425) crown reduce by no more than 2.5 metres

Address **37 Lakeside Gardens Farnborough Hampshire GU14 9JG**

Application No 19/00098/FUL Ward: West Heath

Applicant: Mr Dean Harvey

Decision: **Permission Granted**

Decision Date: 04 March 2019

Proposal: Formation of an infill front extension to facilitate garage conversion

Address **118 Cheyne Way Farnborough Hampshire GU14 8SE**

Application No 19/00100/FULPP Ward: Knellwood

Applicant: Mr & Mrs Neville

Decision: **Permission Granted**

Decision Date: 11 March 2019

Proposal: Erection of a two storey rear extension

Address **50 The Grove Farnborough Hampshire GU14 6QS**

Application No 19/00104/REXPD Ward: Manor Park
Applicant: Mrs N. Beldham
Decision: **Prior approval is NOT required**
Decision Date: 06 March 2019
Proposal: Erection of a single storey rear extension measuring 4 metres in length from the original rear wall, 3 metres to the eaves and 3.2 metres in overall height
Address **67 Boxalls Lane Aldershot Hampshire GU11 3QL**

Application No 19/00107/FUL Ward: St John's
Applicant: Mr M Sleckek
Decision: **Permission Granted**
Decision Date: 13 March 2019
Proposal: Erection of a single storey side and rear extensions
Address **162 Fleet Road Farnborough Hampshire GU14 9SL**

Application No 19/00109/FUL Ward: St John's
Applicant: Mr C. Barry
Decision: **Permission Granted**
Decision Date: 11 March 2019
Proposal: Retention of garage conversion to a habitable room
Address **1 Marlborough View Farnborough Hampshire GU14 9YA**

Application No 19/00110/FULIA Ward: St Mark's
Applicant: Marie-Louise Minnaar
Decision: **Permission Granted**
Decision Date: 11 March 2019
Proposal: Change of roof to existing single storey rear conservatory/lean-to to a flat roof incorporating a lantern roof light
Address **14 Netley Street Farnborough Hampshire GU14 6AQ**

Application No 19/00113/FULPP Ward: Empress
Applicant: Mr Rose
Decision: **Permission Granted**
Decision Date: 13 March 2019
Proposal: Demolition of garage and rear extension and erection of part single, part two storey side and rear extension
Address **Four Winds 105 Prospect Road Farnborough Hampshire GU14 8LA**

Application No 19/00116/FULPP Ward: North Town
Applicant: Mr & Mrs S Woods
Decision: **Permission Granted**
Decision Date: 19 March 2019
Proposal: Demolition of existing garage, erection of a single storey front and side extension and formation of new driveway parking arrangement
Address **140 Field Way Aldershot Hampshire GU12 4UN**

Application No 19/00119/FULPP Ward: Manor Park
Applicant: Mr Alec Dunphy
Decision: **Permission Granted**
Decision Date: 28 March 2019
Proposal: Erection of a single storey rear extension at ground floor, formation of two dormer windows in the rear roof elevation to facilitate a room in the roof and replacement of existing uPVC windows to timber frame
Address **18 Church Hill Aldershot Hampshire GU12 4JS**

Application No 19/00120/CONDPP Ward: Wellington
Applicant: Miss Laura Powell
Decision: **Permission Granted**
Decision Date: 18 March 2019
Proposal: Submission of details in respect of McGrigor Development Zone D part pursuant to condition 15 (remediation reports) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014.
Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 19/00124/FUL Ward: Rowhill

Applicant: Mr Ben Birkbeck

Decision: **Permission Granted**

Decision Date: 18 March 2019

Proposal: Erection of a single storey front and side extension to facilitate conversion of existing garage to a habitable room Revised scheme to previous planning application granted planning permission under 17/00516/FULPP dated 14 July 2017 which now omits the two storey front extension element

Address **17 Cranmore Lane Aldershot Hampshire GU11 3AJ**

Application No 19/00125/FUL Ward: West Heath

Applicant: Mr & Mrs Oliver

Decision: **Permission Granted**

Decision Date: 19 March 2019

Proposal: Erection of a front porch

Address **43 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 19/00130/FULPP Ward: Knellwood

Applicant: Mr Paul Mannering

Decision: **Permission Granted**

Decision Date: 27 March 2019

Proposal: Erection of a garden shed sited within front garden area and enclosure of the area with 2.2m close board fence panels

Address **106 Ashdown Avenue Farnborough Hampshire GU14 7DN**

Application No 19/00136/CONDPP

Ward: Manor Park

Applicant: 26-28 Grosvenor Ltd

Decision: **Conditions details approved**

Decision Date: 21 March 2019

Proposal: Submission of details to comply with condition 6 (photo record of existing lath and plaster ceilings to be repaired/retained and those with a suspended ceiling proposed beneath) attached to listed building consent 18/00417/LBCPP dated 16 August 2018

Address **26 - 28 Grosvenor Road Aldershot Hampshire GU11 3DP**

Application No 19/00151/FULPP

Ward: Fernhill

Applicant: Mr Len Amos

Decision: **Permission Granted**

Decision Date: 29 March 2019

Proposal: Formation of hardstanding crossing over existing grassed area of land to provide an area within front garden of property to enable off road disability parking along with a dropped kerb access from the highway

Address **23 All Saints Crescent Farnborough Hampshire GU14 9DD**

Development Management Committee
10th April 2019

**Head of Economy, Planning and
Strategic Housing**
Report No. PLN1926

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, 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 1 224 Pinewood Park 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 2019)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

Item No. 1

Site location 224 Pinewood Park, Farnborough, Hampshire, GU14 9LG

Alleged breach Loss of amenity land due to camper van parked on land

Recommendation No further action taken

1. Description

1.1 No. 224 Pinewood Park is a mid-terrace dwelling. Parking is in garages and parking areas to the south of the property as there is no direct vehicular entrance to the terraced row. The site relates to a triangular patch of grassed amenity land (102sqm) in front of nos. 222-228 (even numbers) Pinewood Park. There is a footpath between the land and the terraced row which is owned by Hampshire County Highways but the site the subject of this report is not in Highways or Council ownership. A Land Registry search shows that it is a left-over piece of common amenity land owned by the developers when the estate was developed. According to the owner of the dwelling the site is maintained by the Council.

2. Alleged breach

2.2 A complaint was received that a motorhome is parked permanently on the patch of land with a power cable from the dwelling into the van over the footpath.

3. Investigation

3.1 When the officer visited the site on 12 February the van was parked with the cable going into the van and there was no apparent evidence of permanent occupation. When the officer revisited the site on 21 March the van was not there.

3.2 The owner responded to the complaint on the phone on 22 February and in writing on 26 February as follows:

- The van is fully taxed and MOTed and is used for family holidays, never as a casual or permanent residence.
- In the winter the cable is run from the meter cupboard to the van to prevent winter damp and is in a rubber sleeve on the footpath
- The van is parked in this location because it is safer and to alleviate existing parking shortages in the area
- This is the fourth motorhome they have owned and parked in this area for over ten years.

3.3 Hampshire Highways have been informed of the cable on the footpath and state that they would look to remove the cables due to the hazard to highway users. It would fall under the nuisance category.

4. Commentary

4.1 The issue is the loss of amenity land for private residential use without planning permission. Under section 171B of the Town and Country Planning Act (1990) in the case

of a breach of planning control of this nature no enforcement action may be taken after a period of ten years beginning with the date of the breach.

- 4.2 The Council's aerial mapping system shows a motorhome parked on the site in 2017 and 2013 and this corroborates the owners' assertion that they have been parking a motorhome on this spot for more than ten years.
- 4.3 It is therefore not considered expedient to proceed with enforcement action in respect of the use of the land for parking.

5. Full recommendation

It is recommended that no further action be taken.

