

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on  
Wednesday, 14th August, 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 R.M. Cooper  
Cllr A.H. Crawford

Cllr P.I.C. Crerar  
Cllr P.J. Cullum  
Cllr C.P. Grattan

Cllr Mara Makunura  
Cllr P.F. Rust  
Cllr C.J. Stewart

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

Cllr Marina Munro (Cabinet Member for Planning and Economy) (ex-officio)

#### **STANDING DEPUTIES**

Cllr Sophia Choudhary

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

# A G E N D A

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

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

2. **MINUTES** – (Pages 3 - 10)

To confirm the Minutes of the meeting held on 17th July, 2019 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 11 - 48)

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1939 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	19/00337/FULPP	Meudon House, Meudon Avenue, Farnborough	For information
4.	19/00409/FULPP	Pinehurst House, 117 Farnborough Road, Farnborough	For information
5	19/00432/PINS	Esso Pipeline	For information

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

Item	Pages	Reference Number	Address	Recommendation
6	19 - 37	19/00466/FUL	Moor Road Playing Fields, Moor 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 - NO. 85 NORTH LANE, ALDERSHOT – (Pages 49 - 52)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1940 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2019, AND WELLESLEY UPDATE – (Pages 53 - 58)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1942 (copy attached) which updates on Performance Indicators for the Development Management section of Planning, and the overall workload for the Section for the period 1st April to 30th June, 2019. An update on the Wellesley development is also provided.

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

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1941 (copy attached) on the progress of recent planning appeals.

**MEETING REPRESENTATION**

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

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

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Development Management Committee  
14th August 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, 17th July, 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 R.M. Cooper  
Cllr A.H. Crawford  
Cllr P.I.C. Crerar  
Cllr P.J. Cullum  
Cllr C.P. Grattan  
Cllr Mara Makunura  
Cllr P.F. Rust  
Cllr C.J. Stewart

## Non-Voting Member

Cllr Marina Munro (Planning and Economy Portfolio Holder) (ex officio)

## 8. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declaration of interest was made. The Planning Solicitor confirmed that the Member was permitted to remain in the meeting and vote, as the interest was not deemed to be prejudicial:

Member	Application No. and Address	Interest	Reason
Cllr P.J. Cullum	19/00341/FULPP (Giffard Drive Surgery, Nos. 68-70 Giffard Drive, Farnborough)	Personal	Patient at the medical practice

## 9. MINUTES

The Minutes of the meeting held on 29th May, 2019 were approved and signed by the Chairman.

## 10. PLANNING APPLICATIONS

### RESOLVED: That

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

19/00384/FUL (No. 13 The Topiary, 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. PLN1935, be noted;

- (iii) the following application be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:

\* 19/00341/FULPP (Giffard Drive Surgery, Nos. 68-70 Giffard Drive, Farnborough);

- (iv) 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);

19/00337/FULPP (Meudon House, Meudon Avenue, Farnborough);

19/00432/PINS (Esso Pipeline)

\* The Head of Economy, Planning and Strategic Housing’s Report No. PLN1935 in respect of this application was amended at the meeting

## 11. REPRESENTATIONS ON APPLICATIONS

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

The Committee also considered a request from Cllr Veronica Graham-Green to speak at the meeting in her capacity as a West Heath Ward Councillor. The Committee agreed to this request and Cllr Graham-Green spoke in support of the application.



<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
19/00341/FULPP	Giffard Drive Surgery, Nos. 68- 70 Giffard Drive, Farnborough	Mr. P. Boyle  Dr. I. Stuart	Against  In support

**12. APPLICATION NO. 19/00341/FULPP - GIFFARD DRIVE SURGERY, NOS. 68-70 GIFFARD DRIVE, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1935 (as amended at the meeting) regarding the demolition of an existing bungalow and the erection of a two-storey extension to the existing doctors' surgery with provision of additional car and cycle parking at Giffard Drive, Farnborough. Before considering the application in detail, the Committee received representations in accordance with the scheme for public representation from Mr Patrick Boyle against the application and Dr Ian Stuart in support of the application. Councillor Veronica Graham-Green also spoke in support of the application.

It was noted that the recommendation was to refuse permission for the following reasons:

1. It was considered that, due to the proximity, footprint, height and massing of the resultant building, the proposal would represent an unneighbourly over-development of the site which would result in an increased sense of enclosure, loss of light and outlook, and an overbearing impact on the neighbouring residential properties at No. 72 Giffard Drive and No. 8 Brabon Road. The proposal therefore conflicts with policies IN1 (Infrastructure and Community Facilities) and DE1 (Design in the Built Environment) of the Rushmoor Local Plan (2019);
2. In the absence of any confirmed arrangement to provide additional off-site car parking facilities in perpetuity, the development was unacceptable in highway terms in that inadequate car parking provision was provided. In addition, the submitted travel plan did not set out adequate targets to reduce the use of the private car. The proposal would therefore be likely to result in conditions prejudicial to highway safety and conflicts with the objectives of policy IN2 of the Rushmoor Local Plan (2019) and the Council's adopted Car and Cycle Parking Standards 2017.

The Committee was advised that, in coming to the recommendation to refuse planning permission, consideration had been given to the evidence of the need for additional health facilities in this location, with written support, including from the North East Hampshire and Farnham Clinical Commissioning Group. However, whilst having regard to these considerations, the recommendation to refuse was reached on balance having regard to the massing and impact of the building on neighbouring properties.

In discussion, Members took account of the changes which had been made to the original planning application following its refusal in January 2019, in particular the reduction in the size, massing and impact of the building. There was general consensus that these changes were a significant improvement. In respect of the additional off-site staff car parking facilities, the Committee was advised that there was a written understanding between the Surgery and the Council to use Blunden Hall car park and that planning permission could be granted subject to a legal agreement to secure these spaces in perpetuity.

Having considered all the issues in detail and, taking into account the community need for additional healthcare facilities, the Committee agreed, on balance, to approve the application for the reason that the revised planning application had reduced the size, massing and impact of the resultant building to such a degree to make it acceptable.

**RESOLVED:** That, subject to the completion of a satisfactory Section 106 legal agreement, the Head of Economy, Planning and Strategic Housing be authorised, in consultation with the Chairman, to grant planning permission, subject to the conditions, restrictions and prohibitions (if any) as set out in Appendix “A” attached hereto.

### 13. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

(i) **No. 78 Connaught Road, Aldershot –**

The Committee was advised that, had an application been submitted for the erection of a single storey front extension at the above property, it would have been granted.

**RESOLVED:** That the decision taken in accordance with the Council’s Scheme of Delegation and outlined in the Head of Planning’s Report No. PLN1936 that no further action be taken in respect of this property, be noted.

(ii) **No. 47a Boxalls Lane, Aldershot –**

The Committee was advised that, had an application been submitted for the erection of a single storey rear extension at the above property, it would have been granted.

**RESOLVED:** That the decision taken in accordance with the Council’s Scheme of Delegation and outlined in the Head of Planning’s Report No. PLN1936 that no further action be taken in respect of this property, be noted.

(iii) **No. 20 Birchett Road, Farnborough –**

The Committee was advised that, had an application been submitted for the erection of a single storey front extension at the above property, it would have been granted.

**RESOLVED:** That the decision taken in accordance with the Council's Scheme of Delegation and outlined in the Head of Planning's Report No. PLN1936 that no further action be taken in respect of this property, be noted.

14. **APPEALS PROGRESS REPORT**

(1) **New Appeals**

<b>Address</b>	<b>Description</b>
Pinehurst House, No. 117 Farnborough Road, Farnborough	Against the refusal of planning permission for the erection of extensions and alterations to existing office building (Use Class B1) to facilitate conversion and change of use to residential use (Use Class C3) to provide 113 flats (comprising seven studio, 52 one-bedroom, 52 two-bedroom and two three-bedroom units), the retention/provision of 199 on-site parking spaces and use of existing vehicular access to Farnborough Road, and landscaping including the creation of new landscaped podium amenity courtyard. It was noted that this appeal was being dealt with by means of the written procedure.
No. 165 North Lane, Aldershot	Against the refusal of planning permission for the change of use from A1 Retail to A5 Hot Food Takeaway (Rooster Shack). It was noted that this appeal was being dealt with by means of the written procedure.

(2) **Appeal Decisions**

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
18/00580/FULPP	Against the Council's refusal of planning permission for the erection of seven houses (comprising one two-bedroom and six three-bedrooms) divided between two terraced blocks and associated works following demolition of existing buildings on land to the rear of Nos. 26-30 and 42-54 Cove Road, Farnborough.	Dismissed
18/00639/REVPP	Against the Council's refusal of planning permission for the erection of a single storey rear extension and creation of a doorway into the existing garage at No. 38 Southampton Street, Farnborough.	Allowed

**RESOLVED:** That the Head of Planning's Report No. PLN1937 be noted.

The meeting closed at 8.25 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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Development Management Committee  
14th August 2019

Head of Economy, Planning and  
Strategic Housing  
Report No.PLN1939

## 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

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### *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><b>Ramsden Garden Wall Memorial – Montgomery Lines Aldershot, Hampshire</b></p> <p>Further work is in progress on amendments to this proposal.</p>
2	18/00367/OUTPP	<p>Outline application for the erection of up to 174 units across 8 storeys (plus a semi-underground car park) with associated car parking, cycle parking, open space, landscaping, lighting, drainage and associated infrastructure, engineering and service operations (all matters reserved).</p> <p><b>Former Police Station, Pinehurst Ave, Farnborough, Hampshire</b></p> <p>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	19/00337/FULPP	<p>Demolition of existing structures and erection of 197 dwellings comprising 86 one bedroom flats; 77 two bedroom flats and 34 three bedroom houses with associated access, parking and landscape arrangements.</p> <p><b>Meudon House, Meudon Ave, Farnborough</b></p> <p>This application will be submitted to the Development Management Committee in due course.</p>

4	19/00409/FULPP	<p>Erection of extensions and alterations to existing office building (Use Class B1) to facilitate conversion and change of use to residential use (Use Class C3) to provide 105 flats (comprising 7 X studio, 53 X 1-bedroom, 43 X 2-bedroom and 2 X 3-bedroom units); retention/provision of 199 on-site parking spaces and use of existing vehicular access to Farnborough Road; and landscaping including creation of new landscaped podium amenity courtyard (revised scheme following refusal of scheme the subject of planning application 18/00466/FULPP)</p> <p><b>Pinehurst House, 117 Farnborough Road, Farnborough</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>
5	19/00432/PINS	<p>Southampton to London Pipeline Project will be located from the A327 crossing through the western section of Southwood golf course through to open land to the west of Cove Brook, along Cove Road, Nash Close then crossing the South Western main railway line to the west of Farnborough. After the railway crossing it will run east alongside the railway line to Stake Lane and then along the southern boundary of the allotments located off Prospect Road. It will then continue through Queen Elizabeth Park to the north of Farnborough Station followed by a crossing of the A325. It will then cross open land owned by Farnborough Hill School and will then continue under the North Downs railway line, A331, River Blackwater, Blackwater Valley and then continue out of the borough</p> <p><b>Esso Pipeline</b></p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>

### Section B

#### Petitions

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

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

Case Officer	Katie Ingram
Application No.	19/00466/FUL
Date Valid	28th June 2019
Expiry date of consultations	1st August 2019
Proposal	Provision of a Multi-Use Games Area with 4 floodlights on 8m columns, a BMX pump track with 10 floodlights on 5m columns, two outdoor gymnasias and footpaths, a youth shelter, formation of bunds and extension to existing car park.
Address	<b>Moor Road Playing Fields Moor Road Farnborough Hampshire</b>
Ward	Cherrywood
Applicant	Rushmoor Borough Council
Recommendation	<b>GRANT</b>

### **Description**

Moor Road Playing Fields has an area of 3.4 hectares and is designated by Policies DE6 and DE7 of the Rushmoor Local Plan (2019) as Open Space and a playing field. Mature tree planting along the southern, north western and south eastern boundaries creates a sylvan and green character. The recreation grounds are used by local residents as significant green space and for passive recreation including walking, dog walking and casual play. The Rushmoor Playing Pitch Strategy (2014) identified that the site contains a marked adult pitch, which at the time of the officer's site visit was unmarked, and two unmarked youth pitches.

Moor Road Playing Fields are to the south of the M3 motorway between Farnborough Grange Infant School to the east and Grange Junior School to the south west. Rushmoor Community Stadium football ground is located to the south east on the opposite side of Cherrywood Road. Cove Brook, a green corridor for biodiversity, runs through the north west side of the park and forms the north-western boundary. A tarmac footpath runs inside the southern boundary and along the eastern side of Cove Brook. There is a car park with a maximum capacity of 16 spaces in the eastern corner entered from Moor Road and a children's playground close to the car park. Pedestrian access to the playing fields is from Cheyne Way to the west, Grange Infant School car park to the north, Moor Road to the east and Dunstall Place to the south. The surrounding area is residential in character. Dunstall Place to the south, St Dominic Close to the east and Cheyne Way are residential streets adjacent to the playing fields although they are separated by the perimeter tree planting.

The majority of the site, with the exception of the higher ground to the west adjacent to Cheyne Way and the car park to the east, falls within Flood Zone 2 and a small part of it, mostly adjacent to Cove Brook, falls within Flood Zone 3.

The application is accompanied by a Flood Risk Assessment, a Phase 1 Land Quality Assessment, Surface Water Storage Requirements and a Sustainable Urban Drainage Report.

### **Proposed development**

Following a period of stakeholder consultation in 2016, the application has been prepared seeking to install the following:

#### *Western side*

- A Multi Use Games Area (MUGA) with a footprint of 32m x 16m surrounded by 3m high green mesh fencing, with 4no. 8m high floodlights, and 6no. 1.1m high backboards 1.8m wide
- A pump track with a footprint of 40m x 35m with undulating cycle tracks in 2m wide porous tarmac with a maximum height above ground level of 1.5m. It will be surrounded with 1.5m high earth bunding and have 10no. 5m high floodlights
- A youth shelter 2.5m high x 4m wide x 2.5m deep of metallic green
- 2no 1.8m wide tarmacadam footpaths 20m in length leading to the pump track and MUGA from the north western footpath
- An outdoor multi gym adjacent to the footpath with a footprint of 12m x 3m with 5 pieces of fixed equipment ranging in height from 1.2m to 1.5m

#### *Eastern side*

- Existing car parking area and enclosure to be extended from 430sqm to 700sqm in area and fenced with galvanised steel posts and horizontal rails set 900mm in height above ground level and extension of carpark surfaced in porous tarmac and white lining to accommodate an additional 31 car spaces, 3 disabled spaces and 2 motorcycle spaces.
- Sheffield cycle stand for 10 bikes with a footprint of 8sqm and a maximum height of 0.8m
- Outdoor multi gym adjacent to southern footpath 20m from playground with a footprint of 6.4m x 5.5m with 8 pieces of fixed equipment ranging in height from 1m to 2.5m

The MUGA will be provided with dedicated floodlighting using 4no. 8m high columns and the pump track using 9no. 5m high columns. The Design and Access Statement specifies that the lighting will only operate from dusk until 21:00 hours October to March and will not operate from April to September.

The existing children's playground will be upgraded although these works do not require planning permission. The use of the remaining grassed area will be for general leisure activities and has capacity for an adult and two junior football pitches.

A similar planning application 19/00049/FUL was withdrawn in April following the decision to delete a skate park from the proposal.

## Consultee Responses

HCC Highways Development Planning	No objection
Environmental Health	No objection subject to conditions
Planning Policy	No objection
Sport England	No objection
Surface Water Drainage Consultations	Additional SuDS detail requested
Arboricultural Officer	No objection
Ecologist Officer	Concerns raised
Neighbourhood Policing Team	No comments received
Environment Agency	No objection subject to conditions

## Neighbours notified

In addition to posting 3 site notices, 191 individual letters of notification were sent to adjoining properties in Cheyne Way, Moor Road, Dunstall Place, Robin Hood Close, Harbour Close, St Dominic Close Hindell Close and the adjoining schools and the Football Club.

## Neighbour comments

One letter of support from a local resident was received.

23 letters were received from 21 different addresses in Cheyne Way, Robin Hood Close, Moor Road, St Dominic Close objecting to the application on the following grounds:

### ***Anti-social behaviour***

- Living next door to Moor Park I know that anti-social behaviour in the area is constant. This application will exacerbate this
- There should be CCTV
- The pump track and youth shelter will encourage anti-social behaviour such as graffiti, littering, littering the brook, vandalism, joy riding and there is a lack of policing in the area
- There will be conflict between youths at night using the facilities and the families in the surrounding quiet residential streets
- Drug deals are done in this park with baggies found all over the floor
- There are no houses directly overlooking the park so there is no casual surveillance as a deterrent
- Already vandals have ruined the motorway underpass
- The pump track will provide a location for inscrutable people to exploit younger people as described by the Children's Society, such as the creation of 'county lines'
- Who will this benefit versus local disrupted lives?

- An access road leads to garages at the rear of the maisonettes on the section of Cheyne Way adjacent to the footbridge to the park which is experiencing disturbance from youths congregating using drugs and making noise with their motorcycles. The proposal would attract more young people and could increase this problem. Your home environment is supposed to be your sanctuary, not a potential battleground
- Children may unwittingly pick up discarded drugs from the pathways on their way to school

### ***Youth shelter***

- The youth shelter will attract the most troublesome groups who can be intimidating
- A better alternative to the youth shelter would be benches in open areas facing the sun which would be of benefit to all park users

### ***Noise and light pollution***

- After living by the park for several years the traffic noise from the motorway does not reduce the disturbance from screaming kids, anti-social behaviour, vehicle movements, wheeling spinning cars, noise from the football club and fairs, as claimed by the Environmental Health Officer's documentation
- Despite the proximity of the motorway, it is very quiet in the area
- A better location for the pump track and MUGA would be in the north end of the park away from neighbouring residential areas
- This is a residential area of families and elderly residents and noise and lights will give residents no peace
- Are 14 floodlights really required?
- There is no mention of what hours the flood lights will be illuminated and at a time we are all being asked to use less power
- There is already noise pollution from the football club
- How will the use of floodlights be supervised?

### ***Parking***

- It won't be long before the new car park becomes a Sixth Form overflow car park
- Cheyne Way is already bursting with street parked vehicles especially the section adjacent to the Cove Brook footbridge. People will use Cheyne Way to park as it is closer to the MUGA and pump track, rather than the extended car park
- Will yellow lines be put down in Cheyne Way to prevent illegal parking?
- Parking is already a problem in Cheyne Way and already residents have to park on the grassed areas. I do not want to have to come home after a long day and not find any parking near my house
- The roads in the area are dangerous to cross and the additional traffic will cause more accidents. There have been 2 or 3 accidents in the area recently
- It will increase traffic in Moor Road. Would it be possible to have sleeping policemen on Moor Road to alleviate speeding vehicles?
- The proposal may cause accidents and overcrowding on the paths with children and parents with pushchairs going to and from school
- It will exacerbate problems with HGV and learner driver training
- People will use Lynn Way, Anglesey Avenue and Cheyne Way to access the facilities rather than the Moor Road car park

### ***Impact on open space***

- People need open space with trees near their homes more than ever as people no longer have gardens and open space helps with mental health issues which are also on the rise



- Dog walkers who live on Lynn Way are still unaware of this proposal even though it will impact them as well.
- The park and brook currently provide peaceful walks which will be detrimentally impacted
- The park is used by families who congregate there for peaceful picnics and to play football in peaceful surroundings. This proposal will totally ruin this and spoil the local environment.
- The pump track will destroy a large area of grass land which is beneficial to the health and well-being of local residents and helps mitigate pollution
- There are plenty of gyms in the area it is not necessary to have two
- It will destroy open green area where adults and older people can enjoy a quiet relaxing stroll
- It is called Moor Green Field, not Moor Sports Centre
- This amenity would be better concentrated in a more central location which would give the added benefit of better public transport links
- The area is used by a community of dog walkers and their views have not been considered. Is it fair to reduce the area available to them?
- There is already a multi-use gym in Mayfield Park
- The proposed facilities are unnecessary
- The positioning of the facilities harm open space and should be positioned in the north end of the park
- The proposed facilities should be located on the old Southwood Golf Course site as it has an existing car park, cycle pathways that connect to the town centre and is in full view of passing traffic. This would also be less costly to implement and has the necessary electrical sources closer to hand

### ***Impact on the environment***

- This will not improve the environment
- Lighting will have an adverse impact on local wildlife
- Has the ground been checked for contamination as has been suggested that it was in the past a municipal rubbish dump area?
- The area is in flood zone land. Has this been considered within the planning application?

### ***Other***

- Who will clean and maintain the facilities?
- Can the cost be justified when cuts are being made in schools and other youth support and clubs?
- Who will be paying for the power used by the floodlights?
- Why are there improved facilities for young people when the playground is not being upgraded?
- It will increase risk of flooding
- Council tax has recently been increased
- The major issue affecting the park is the lack of lighting on the path to the park from Cherrywood Road/Wren Way. There have been reported robberies and assaults in this section of the path. Addressing this issue would be far more valuable.
- The Cabinet Minutes and Design and Access Statement make mention of a picnic and BBQ area and a Pavilion/Café. These options would be far more welcome.
- It will block access to the electricity substation for servicing and repairs
- A better alternative would be the extension and regeneration of the Old Golf Club on Invincible Road
- The proposal seems to have only been sent to residents within a very limited catchment

area to the proposed planned work although it will affect those in the surrounding streets where traffic will inevitably be increased

## **Policy and determining issues**

Moor Road Playing Fields are located in the built-up area of Farnborough and are designated as an area of Open Space and a Playing field and Cove Brook is designated as a Green Corridor in the Rushmoor Local Plan (2019). The site is also located in Flood Zones 2 and 3. Therefore, Policies SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment), DE6 (Open Space, Sport and Recreation), DE7 (Playing Fields and Ancillary Facilities), DE10 (Pollution), LN5 (Neighbourhood Deprivation Strategy), NE2 (Green Infrastructure), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE6 (Managing Fluvial Flood Risk) & NE8 (Sustainable Drainage Systems) of the Rushmoor Local Plan (2019) are relevant to the consideration of this proposal. Also of relevance is the Council's supplementary planning document on Car and Cycle Parking Standards 2017 as are national policies in the National Planning Policy Framework (NPPF2018) and National Planning Policy Guidance.

The main determining issues of this application are the principle of development, its impact on the appearance and character of the area, the impact on neighbouring amenity, the impact on trees, parking and highways considerations, nature conservation, and flooding and drainage issues and accessibility for people with disabilities.

## **Commentary**

### **Principle of development**

Moor Road Playing Fields and Recreation Ground is designated as Open Space and a Sport and Recreation facility by Policy DE6, and as a Playing Field by Policy DE7 of the Rushmoor Local Plan (2019).

Policy DE6 (Open Space, Sport and Recreation) states that *'The council will support good provision of high-quality and accessible open space and sport facilities to meet a wide range of recreation, sport and open space needs by maintaining and improving provision and accessibility for all. Development will not be permitted on areas of open space used for recreation or outdoor sports unless:*

- 1) Re-provision is made elsewhere of equivalent or better community benefit in terms of quantity and accessibility;*
- 2) The development is for sports and recreation provision, the need for which clearly outweighs the loss, or*
- 3) An assessment has been undertaken, which has clearly shown the open space to be surplus to requirements in meeting need in Rushmoor over the plan period'*

Policy DE7 (Playing Fields and Ancillary Facilities) states that *'playing field sites...will be protected for sport and recreational use unless:*

- 1) Replacement new provision, in an accessible location, and of equivalent or better quality and quantity, is made elsewhere of equivalent community benefit; or*
- 2) The development is for sports and recreation provision, the need for which clearly outweighs the loss.*

Paragraph 96 of the National Planning Policy Framework (2018) states that 'access to high quality open spaces and opportunities for sport and physical activity is important for the health

and well-being of communities. Information gained from assessments of the need for open space, sport and recreation facilities should be used to determine what open space, sport and recreational provision is needed’.

The Rushmoor Playing Pitch Strategy (2014) identified Moor Road Playing Fields as comprising ‘1 adult pitch of standard quality’, and ‘2 youth pitches of standard quality’ which were unused and unmarked. The Design and Access Statement states that matches are not played on the fields due to the poor quality of the turf and surface levels, but grass areas are used for casual football and for training, as well as casual recreation for local residents such as walking and dog walking.

The site is located in Cherrywood Ward which has Indices of Multiple Deprivation over issues including health, lifestyle choices and access to housing and employment opportunities. It is a priority ward in seeking to improve levels of deprivation under Policy LN5 (Neighbourhood Deprivation Strategy) of the Rushmoor Local Plan (2019) which seeks to improve the quality of life through targeted improvement interventions. The national child measurement programme indicates that Cherrywood ward has above average levels of obesity rates amongst primary aged school children and the number of adults that participate in weekly exercise is also below the national average. It is considered that the benefit of providing opportunities to improve the health of local residents which has been identified as a need in the Local Plan outweighs the impact of the proposal on reducing open space. There will be 2.3 hectares of open playing fields to take part in casual recreation activities and which can also accommodate an adult and two junior football pitches, as demonstrated by the proposed site layout plan.

The applicant as part of the statutory consultation with Sport England confirmed that the Playing Pitch Strategy (2014) highlighted the decline in overall adult football across the borough resulting in demand for public pitches dropping. The Moor Road pitches are the least popular due to poor quality and lack facilities and were last hired out six years ago. The four prime sites that each have facilities remain underutilised, which removes the need for Moor Road to be part of the portfolio of pitches for hire.

In conclusion therefore, there is an assessment that shows the playing fields are surplus to requirements in meeting formal pitch need in Rushmoor, the loss of some of the open space and playing fields is outweighed by the health and physical recreational opportunities derived by the proposal which have been identified as a need in Cherrywood Ward, and the proposal ensures some pitches can still be accommodated. The application complies with Policies DE6 and DE7 of the Rushmoor Local Plan and the relevant provisions of the NPPF (2018) and the principle of development is acceptable. Sport England have also raised no objection to the scheme.

### **Impact on visual amenities and character of the area**

The pump track, MUGA and youth shelter have a combined footprint of approximately 40m wide x 56m deep which while significant in size is considered to be proportionate to the playing fields as there will be open space of 2.3 hectares remaining. The pump track and MUGA are located 23m to 25m from the perimeter footpaths reducing visual impact from the footpaths and 40m from the entrance to the park from Cheyne Way. The earth bunding of the pump track and green mesh fencing on the MUGA are in keeping with the green character of the playing fields. Tree planting between the brook footpath and the playing fields will partially obscure views of the equipment from the brook.

The outdoor gyms are located close to the footpaths. However, their size is not significant having each a total area of 36sqm. The final design of the pump track and outdoor gyms are not yet detailed and in the event of planning permission being granted, a condition will require submission of the final design prior to commencement of development to ensure the proposal has an acceptable impact on the appearance of the playing fields.

The car park will be re-surfaced and bays marked which will be an improvement on the current unmade surface.

The scale and design of the proposal is proportionate to the size of the playing fields and in keeping with the character of the open space and it is considered that it would have an acceptable impact on the visual amenities of the site and surrounding area. In this regard the proposal complies with Policy DE1 and DE6 of the Rushmoor Local Plan (2019).

### **Impact on neighbouring amenity**

The application was reviewed by the Council's Environmental Health Officer who stated that "the provision of a pump track and MUGA does raise the potential for noise to be a legitimate concern. The nearest of these uses to residential is the pump track which is to be located approximately 100m from properties on Cheyne Way. The track will be finished with a tarmac surface so noise from bike wheels should be minimal. The only significant noise will be from the riders talking/shouting to each other. The proposed MUGA may also be potential source of noise typically from the shouting of those using the facility. The existing landscape features may help screen the proposed facilities, but further acoustic screening may not be appropriate at this location. It is considered that as the M3 motorway is adjacent to the application site and road traffic is a dominant source of noise in this area, whilst noise may be audible on occasion at the nearest residential property, road traffic noise will still dominate and will help mask noise that may arise from the application site".

With regard to floodlighting the environmental health officer has commented that the proposed flood lighting will only operate until 21:00 hours, October to March. Time switches should be employed to ensure they switch off automatically at this time. The level of lighting proposed and the time they are operational should be satisfactory, provided the lighting is angled sympathetically to its surroundings. A condition stipulating these hours and requiring lighting to be maintained properly throughout their operational life should be imposed. The submitted Design and Access Statement mentions that the existing perimeter footpath is already illuminated with 6m high lighting columns at regular intervals so the introduction of additional lighting around the MUGA and pump track should not be as intrusive visually as would be the case if no existing lighting were present at this location".

The car park extension will be adjacent to the rear garden of no.1 St Dominic Close and private open space of flats 7-12 St Dominic Close. However, there are significant trees and 1.8m high timber fencing along these boundaries which are considered satisfactory to address any impact on neighbouring amenity by way of noise and disturbance.

A number of objections have been raised that the pump track and youth shelter will exacerbate existing anti-social behaviour such as drug taking, graffiti, vandalism, littering and joy riding. Cherrywood Ward is identified as a priority ward to improve issues of multiple deprivation across several indices, including lifestyle choices and obesity. It is hoped that as well as the benefit of providing opportunities for exercise for young people the proposal will provide something for young people in the area to do, improve their mental and physical health which would have a beneficial impact on levels of anti-social behaviour. The applicant has confirmed that in future CCTV could be installed. The two adult outdoor gyms and larger car park will

attract more adults who will also provide casual surveillance curbing incidents of anti-social behaviour.

Subject to conditions it is considered that the proposed scheme will have an acceptable impact on neighbouring residential amenity.

### **Highways and parking considerations**

The application seeks permission for the extension of the existing car park. Access will remain unchanged from Moor Road. Currently the car park can provide 16 parking spaces and this will be extended to provide 47 car parking spaces, 3 disabled spaces and 2 motorcycle spaces. There will be two separate Sheffield bicycle stands each for 10 bicycles.

In terms of the Car and Cycle Parking Standards SPD, the proposals meet the requirement for general playing fields which is 12 spaces per hectares of pitch area. The playing fields have a total area of 3.2 hectares which is a surplus of 12 spaces. Whilst there is no specific parking standard for the additional development on the site, the highway authority have stated that they are satisfied that the provision is acceptable.

Objections have been raised that people using the upgraded facilities will be inclined to park in the surrounding residential streets rather than the upgraded car park given its location on the eastern side of the park. Users of the new facilities are expected to be younger and more likely to arrive on foot or by bicycle. Hampshire Highways are satisfied that the potential traffic generation from the scheme will not have a severe detrimental impact on the operation or safety of the local highway network.

They have commented that the proposed layout of the car parking spaces is satisfactory and complies with the minimum dimensions of parking spaces in the Car and Cycle Parking Standards SPD.

### **Nature conservation and impact on trees**

The Council's Arboricultural Officer has raised no objection to the proposal subject to a condition that no construction materials are stored or mixed within the root protection areas of any trees.

Cove Brook is designated as a Green Corridor by Policy NE2 (Green Infrastructure) of the Rushmoor Local Plan (2019). Under Policy NE4 (Biodiversity) development should seek to secure opportunities to enhance biodiversity and include measures to contribute, where possible, to a net gain in biodiversity through the management of habitats and features.

In the event of planning permission being granted a condition is recommended requiring the submission of a Construction Environment Management Plan (CEMP) prior to commencement of development, to ensure that the water quality of Cove Brook is not polluted during construction.

A separation distance of 20m from Cove Brook is generally recommended to ensure an acceptable impact on the wildlife of the riparian corridor. The pump track is located 24m east of Cove Brook and the MUGA is located 25m east of Cove Brook. Whilst in the longer term a Biodiversity Enhancement Strategy for Moor Road Playing Fields would be desirable, the wider playing field area does not form part of the application site, and only a portion of Cove Brook lies within it.

The riparian corridor is considered likely to be used by foraging bats and other nocturnal species and could contain bat roosts which might be affected by floodlighting. The Council's Biodiversity Officer has requested a bat roosting survey to be undertaken along the Brook and associated tree line adjacent to the application site. Lighting of 1 lux (equivalent to moonlight) is required in the locality of any bat roosts. A condition is recommended requiring submission of a bat roosting survey. Should any bat roosts be identified, a lighting strategy will be required to demonstrate that lighting within the proximity of any roosts will not adversely affect them.

## **Flooding**

Under paragraph 163 of the NPPF applications for planning permission in Flood Zones 2 and 3 must submit a Flood Risk Assessment. The site is located in Flood Zones 2 and 3 and as such a Flood Risk and Drainage Assessment and flood permeability plan of the pump track was submitted with the application. The report recommends the implementation of appropriate SUDS and self-draining ramp constructions. It is also recommended that the site is enrolled in the flood warning scheme to ensure the park is closed prior to any potential flood events.

The Environment Agency indicated they were unable to respond to consultation on this application within the specified time, however, they had previously provided a full response to the earlier withdrawn version of this proposal (Ref 19/00049/FUL) which incorporated the additional skate park as part of the scheme. They indicated no objection subject to the imposition of conditions. The Environment Agency have been informed that their previous advice regarding the imposition of conditions will be reflected in the recommendation on the current application.

The Hampshire Flood authority have requested confirmation of proposed ground levels, detailed plans of the surface water drainage and any SuDS features, evidence that enough storage/attenuation has been provided and maintenance regimes of the SuDS features. This information has been forwarded to the flood authority and appropriate conditions to secure satisfactory provision form part of the recommendation.

The application therefore complies with the requirements of Policies NE6 (Managing Fluvial Flood Risk) and NE8 (Sustainable Drainage Systems) of the Rushmoor Local Plan (2019).

## **Access for people with disabilities**

Access for people with disabilities has been considered as part of the proposal. As the site is level, it lends itself to the provision of excellent disability access and associated pathways will provide further access to each facility. The outdoor gyms will also include accessible equipment.

## **Pollution**

The Environment Agency has recorded the presence of a historic landfill at the application site but the Council's Environmental Health Department do not have any records of this and nor is there any evidence of this from historic maps. The desktop studies that the Council commissioned in 2009 emphasised the lack of evidence available and assessed the overall risk of the site as low, provided the site remained in its current use and that the site remained undisturbed. The proposed application would entail some ground works (reducing levels) so it would be prudent to undertake some limited intrusive investigation, to confirm that there is just natural soils rather than deposited material in the areas concerned. It should be noted that the submitted Drainage Report identified 'made ground' in trial pit 3 with a strong hydrocarbon odour. A condition is therefore recommended that a Phase 1 Investigation Study is carried out

prior to commencement of development. As such the application complies with Policy DE10 of the Rushmoor Local Plan (2019).

## Conclusions

It is considered that the principle of development on the playing fields is acceptable, the application has an acceptable impact on the character and appearance of the playing fields, an acceptable impact on neighbouring amenity, an acceptable impact on the highways, an acceptable impact on trees and biodiversity along the Cove Brook Green Corridor and it has satisfactorily addressed flood risk and contamination of land risk. As such the application complies with Policies SS2, DE1, DE10, IN2, NE2, NE4, NE6, NE8, IN2, LN5, DE6 and DE7 of the Rushmoor Local Plan (2019) and the relevant policies of the NPPF (2018) and the Rushmoor Car and Cycle Standards SPD.

## Full Recommendation

It is recommended that permission be GRANTED subject to the following conditions:

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

M/1E Proposed Site Layout Plan, M/3 Location Plan, YS101 Youth Shelter Details, D33951/TF/A MUGA Lighting Layout, D37090/TF/A Pump Track Lighting Plan, FR/1 Rev 1 Flood Resilience of Pump Track, M/2 Details of lighting columns, M/4 Details of backboards, M/5 Elevations and layout cycle stands, M/6 Existing Site Layout, M/7 Proposed site layout for pump track, M/8 Proposed layout and elevations of MUGA.

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

- 2 Prior to commencement of any works to install the pump track and outdoor gym equipment, fully detailed plans and cross sections of these areas (to include where appropriate landscape planting) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and retained in accordance with the details so approved.

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

- 3 Prior to commencement of the development hereby approved a Construction Environment Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The CEMP should include:

- details of material and fuel storage
- details of a temporary Sustainable Urban Drainage System to ensure good water quality on discharge to Cove Brook
- Safeguards to ensure no dust enters the riparian corridor

Reason - To ensure the water quality within Cove Brook is maintained during construction phase.

- 4 No ground works or level changes associated with this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

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

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

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

- 5 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

- 6 The development hereby approved shall be carried out in accordance with Dwg. FR/1 Rev 1 'Flood Resilience of Pump Track' dated February 2019. The pump track shall be designed to allow flood water entry and drainage and those measures shall be implemented prior to the first use of the development and shall be thereafter retained and maintained throughout the life of the development.

Reason - In the interests of managing flood risk and to prevent flooding elsewhere.

- 7 The floodlights must not operate outside the hours of dusk to 21:00 hrs between 1<sup>st</sup> October and 31<sup>st</sup> March and time switches shall be installed and maintained to ensure the floodlights are switched off at this time. Floodlighting shall not operate at any time between 1<sup>st</sup> April and 30<sup>th</sup> September. The time switches and lights must be maintained properly throughout their operational life.



Reason - To safeguard the amenities of neighbouring occupiers.

- 8 No building materials shall be stored or concrete mixed during the construction period within the rooting zone of any trees in the proximity of the application site or within Moor Playing Fields and/or the surrounding areas

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

- 9 Prior to installation of the floodlighting hereby approved, a bat-roosting survey shall be carried out along the riparian corridor of Cove Brook and the associated trees adjacent to the application site. In the event bat roosts are identified in this area, a lighting strategy shall be submitted, approved and implemented to ensure that lighting in the locality of any bat roosts does not adversely affect them.

Reason - To ensure there is no adverse impact on protected species in the vicinity of the development.

### **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 principle of development on the playing fields is acceptable, the application has an acceptable impact on the character and appearance of the playing fields, an acceptable impact on neighbouring amenity, an acceptable impact on the highways, an acceptable impact on trees and biodiversity along the Cove Brook Green Corridor and it has satisfactorily addressed flood risk and contamination of land risk. As such the application complies with Policies SS2, DE1, DE10, IN2, NE2, NE4, NE6, NE8, IN2, LN5, DE6 and DE7 of the Rushmoor Local Plan (2019) and the relevant policies of the NPPF (2018) and the Rushmoor Car and Cycle Standards SPD. 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.

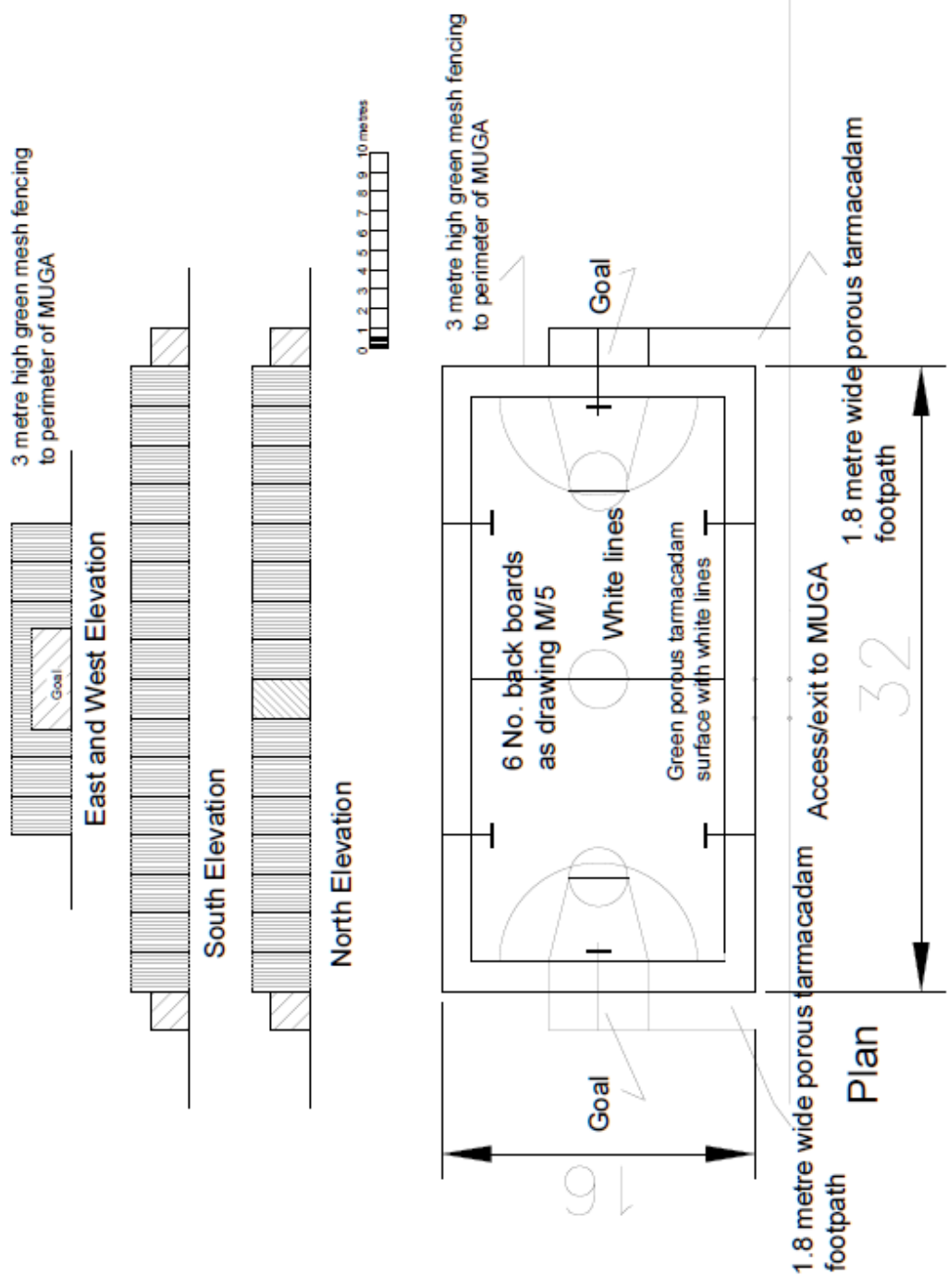




Track raised on hardcore and concrete layers with 150 dia drain to allow free flow of any flood or ground water. Pump track finished with tarmacadam surfacing. Sides of raised areas grassed.



Client Name		No.	Revisions	Date
<b>Project Name</b> Farnborough Council Farnborough Road Farnborough GU14 7JF				
<b>Project Description</b> Proposed MUGA Farnborough Road Farnborough				
<b>MUGA layout</b> 23.05.2019 1:100 @ A1			M/8	





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## Youth Shelters

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Youth Shelters

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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.

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Application No 19/00233/REVPP Ward: St John's

Applicant: Ms K Asamoah

Decision: **Permission Granted**

Decision Date: 11 July 2019

Proposal: Relief of condition 5 of planning permission 01/00611/FUL dated 12th December 2001 (Erection of 1 three bedroom detached house with detached single garage on land adjoining) to allow the conversion of existing garage to ancillary use, erection of fencing to rear enclose garden adjacent to existing drive, formation of new access to front garden from Whetstone Road, erection of a single storey front extension and two storey rear extension

Address **67A Whetstone Road Farnborough Hampshire GU14 9SX**

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Application No 19/00248/FULIA Ward: Fernhill

Applicant: Mr Christopher Young

Decision: **Permission Granted**

Decision Date: 10 July 2019

Proposal: Replacement of roof covering to the main hall and toilets

Address **All Saints Church Hall 128 Chapel Lane Farnborough Hampshire GU14 9BL**

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Application No 19/00298/CONDPP Ward: St Mark's  
Applicant: Greenchester Homes  
Decision: **Conditions details approved**  
Decision Date: 11 July 2019  
Proposal: Submission of details pursuant to Condition No.4 (site investigation of amenity areas) of planning permission 17/00021/FULPP dated 10 April 2017  
Address **Alexandra House 1 Queens Road Farnborough Hampshire GU14 6GS**

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Application No 19/00305/NMAPP Ward: Wellington  
Applicant: Castilo UK Development Ltd  
Decision: **Permission Granted**  
Decision Date: 12 July 2019  
Proposal: NON-MATERIAL AMENDMENT: internal and external alterations to development approved with planning permission 16/00878/FULPP dated 3 March 2017  
Address **52 Victoria Road Aldershot Hampshire GU11 1SS**

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Application No 19/00346/FULPP Ward: Empress  
Applicant: Mr Michael Servaes  
Decision: **Permission Granted**  
Decision Date: 18 July 2019  
Proposal: Erection of a part single and part two storey rear extension  
Address **7 Empress Avenue Farnborough Hampshire GU14 8LU**

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Application No 19/00348/TPO Ward: Knellwood

Applicant: Mr Jamie Russo

Decision: **Permission Granted**

Decision Date: 10 July 2019

Proposal: Three Oaks and one Beech (part of group G2 of TPO 396A) crown thin by no more than 10% and remove sub branches below 5.5 metres from ground level. One Oak (T1 of TPO 396A) crown thin by no more than 10% and crown lift to no more than 5.5 metres from ground level. Three Horse Chestnut trees (T3, T4 and T5 of TPO 396A) crown thin by no more than 10% and crown lift any sub branches to no more than 5.5 metres from ground level

Address **52 Cedar Road Farnborough Hampshire GU14 7AX**

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Application No 19/00351/FULPP Ward: Knellwood

Applicant: Donegal Assets Ltd Donegal Assets Ltd

Decision: **Permission Granted**

Decision Date: 18 July 2019

Proposal: Erection of single storey double garage and associated access works

Address **Twelve Trees 204 Sycamore Road Farnborough Hampshire GU14 6RH**

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Application No 19/00352/LBC2 Ward: Rowhill

Applicant: Mr Stuart Johnson

Decision: **Permission Granted**

Decision Date: 11 July 2019

Proposal: LISTED BUILDING CONSENT: Works to Living Room : (1) decoration of walls and ceiling; and (2) cutting in of two electrical cables and socket outlets

Address **51 Sandford Road Aldershot Hampshire GU11 3AQ**

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Application No 19/00357/TPOPP

Ward: St John's

Applicant: Miss Laura Low

Decision: **Split decision**

Decision Date: 16 July 2019

Proposal: Two Scot Pines (group G1 of TPO 352A) tree T1 on submitted plan, reduce two lowest limbs by no more than 1.5 metres. Tree T2 crown lift to no more than 10 metres from ground level and crown reduce by no more than 7 metres

Address **52 Marlborough View Farnborough Hampshire GU14 9YA**

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Application No 19/00364/TPOPP

Ward: West Heath

Applicant: Mr Neil D'Souza

Decision: **Permission Granted**

Decision Date: 17 July 2019

Proposal: One Norway Maple (T23 of TPO 359) crown lift to give no more than 5 metres ground clearance over road and crown thin by no more than 20%. One False Acacia (T22) crown reduce to previous reduction points. Three Oaks (T11, T12 and T13) crown lift to give no more than 5 metres ground clearance and crown thin by no more than 20%. One Willow (T14) re-pollard the leaning stem by removing all regrowth back to previous reduction points. One Lime (T15) crown lift to give no more than 5 metres ground clearance and crown thin by no more than 20%. One Hornbeam (T4) crown reduce lateral spread to maintain a clearance of no more than 3 metres from the building. Two Hornbeam trees (group G1) reduce the lateral spread over the gardens by no more than 1 metre back to previous reduction points and crown lift to no more than 6 metres over gardens in Tile Barn Close

Address **Land Affected By TPO 359 Vesey Close Farnborough Hampshire**

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Application No 19/00366/FULPP

Ward: Knellwood

Applicant: Mr N MALLENDER

Decision: **Permission Granted**

Decision Date: 31 July 2019

Proposal: Erection of a first floor to existing bungalow and erection of a single storey rear extension

Address **106 Reading Road Farnborough Hampshire GU14 6NP**

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Application No 19/00368/FULPP Ward: Rowhill  
Applicant: Ms Rachel Faulkner  
Decision: **Permission Refused**  
Decision Date: 31 July 2019  
Proposal: Erection of single storey side extension and alterations to detached garage to form store  
Address **91 Cranmore Lane Aldershot Hampshire GU11 3AP**

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Application No 19/00371/FUL Ward: Empress  
Applicant: Mr A Labana  
Decision: **Permission Granted**  
Decision Date: 01 August 2019  
Proposal: Erection of a front porch, renew the existing render on the external walls and relocate external steps to side  
Address **113 Highgate Lane Farnborough Hampshire GU14 8AA**

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Application No 19/00372/TPO Ward: Knellwood  
Applicant: Mrs Linda Richards  
Decision: **Permission Granted**  
Decision Date: 22 July 2019  
Proposal: One Oak (T6 of TPO 433) crown thin by no more than 10%, remove deadwood and any rubbing or crossing branches and remove 3 epicormic shoots from lower stem  
Address **80 Salisbury Road Farnborough Hampshire GU14 7AG**

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Application No 19/00377/FULPP Ward: Empress  
Applicant: McGray  
Decision: **Permission Granted**  
Decision Date: 02 August 2019  
Proposal: Erection of a two storey rear extension and single storey side/rear extension  
Address **Ravensdale 27 Prospect Avenue Farnborough Hampshire GU14 8JT**

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Application No 19/00380/TPO Ward: Knellwood  
Applicant: Mr Maurice Stacey  
Decision: **Split decision**  
Decision Date: 23 July 2019  
Proposal: One Oak tree (part of group G18 of TPO 439A) reduce branches overhanging boundary with 82 Guildford Road East back to previous pruning points and lightly trim back any overhanging branches from group G18 trees back to boundary  
Address **The Quinneys Cambridge Road West Farnborough Hampshire GU14 6RA**

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Application No 19/00383/FUL Ward: Cove And Southwood  
Applicant: Mr Mark Lodge  
Decision: **Permission Granted**  
Decision Date: 11 July 2019  
Proposal: Erection of a single storey rear extension  
Address **3 The Copse Farnborough Hampshire GU14 0QD**

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Application No 19/00385/FULPP Ward: Empress  
Applicant: Mr S White  
Decision: **Permission Granted**  
Decision Date: 19 July 2019  
Proposal: Erection of a first floor front extension, part two storey and single side extension and two storey rear extension following removal of existing extension and detached garage  
Address **138 Ship Lane Farnborough Hampshire GU14 8BJ**

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Application No 19/00392/FULPP Ward: Rowhill  
Applicant: Mr Young  
Decision: **Permission Granted**  
Decision Date: 08 July 2019  
Proposal: Erection of a single storey side extension  
Address **1A Church Street Aldershot Hampshire GU11 3JT**

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Application No 19/00396/FULPP Ward: Cove And Southwood  
Applicant: Mr & Miss Humphrey  
Decision: **Permission Granted**  
Decision Date: 08 July 2019  
Proposal: Erection of a conservatory to rear  
Address **23A Wood Lane Farnborough Hampshire GU14 0AJ**

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Application No 19/00398/TPOPP Ward: St John's  
Applicant: Mr Simon Jones  
Decision: **Permission Granted**  
Decision Date: 29 July 2019  
Proposal: Two Sycamore trees (group G9 of TPO 355A) crown reduce by no more than 4 metres  
Address **19 Nightingale Close Farnborough Hampshire GU14 9QH**

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Application No 19/00399/FULPP Ward: Fernhill  
Applicant: Mr & Mrs Seaby  
Decision: **Permission Granted**  
Decision Date: 08 July 2019  
Proposal: Erection of first floor rear extension  
Address **48 Cotswold Close Farnborough Hampshire GU14 9ET**

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Application No 19/00400/FUL Ward: St John's  
Applicant: Mr A Dearlove  
Decision: **Permission Granted**  
Decision Date: 09 July 2019  
Proposal: Erection of a 1.3 metre high brick wall comprising brick pillars, stone capping and wrought iron railings to enclose a small strip of grassed area into the existing front garden of the property  
Address **8 Broadhurst Farnborough Hampshire GU14 9XA**

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Application No 19/00405/FULPP Ward: West Heath  
Applicant: Mr Gavin Laming  
Decision: **Permission Granted**  
Decision Date: 08 July 2019  
Proposal: Erection of a single storey rear extension following demolition of existing conservatory  
Address **28 Medway Drive Farnborough Hampshire GU14 9LS**

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Application No 19/00406/FULIA Ward: St John's  
Applicant: Miss K Lyburn  
Decision: **Permission Granted**  
Decision Date: 08 July 2019  
Proposal: Demolition of existing conservatory and outbuildings and erection of single storey side/rear extension  
Address **17 Trunk Road Farnborough Hampshire GU14 9SW**

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Application No 19/00410/NMAPP Ward: Manor Park  
Applicant: Gordon Road Developments Limited  
Decision: **Permission Granted**  
Decision Date: 11 July 2019  
Proposal: NON-MATERIAL AMENDMENTS : Internal and external alterations to development approved with planning permission 18/00400/FULPP dated 13 July 2018  
Address **69 Gordon Road Aldershot Hampshire GU11 1NG**

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Application No 19/00413/FULPP Ward: Cherrywood  
Applicant: Mrs J Ellis  
Decision: **Permission Granted**  
Decision Date: 24 July 2019  
Proposal: Erection of a single storey front extension  
Address **47 Wren Way Farnborough Hampshire GU14 8SZ**

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Application No 19/00414/FULPP Ward: Manor Park

Applicant: Mr Akhter

Decision: **Permission Granted**

Decision Date: 24 July 2019

Proposal: Erection of a single storey rear extension

Address **5 Northbrook Road Aldershot Hampshire GU11 3HE**

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Application No 19/00419/PDCPP Ward: Aldershot Park

Applicant: Ms R Henwood

Decision: **Development is Lawful**

Decision Date: 01 August 2019

Proposal: Formation of 'L' Shaped Dormer to facilitate a loft conversion and installation of front roof lights

Address **17 Stone Street Aldershot Hampshire GU12 4EB**

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Application No 19/00421/FULPP Ward: Knellwood

Applicant: Mr Mark Johnson

Decision: **Permission Granted**

Decision Date: 19 July 2019

Proposal: Erection of single storey rear extension following demolition of existing conservatory

Address **34 Ashdown Avenue Farnborough Hampshire GU14 7DR**

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Application No 19/00427/FUL Ward: St John's

Applicant: Darren Baker

Decision: **Permission Granted**

Decision Date: 19 July 2019

Proposal: Erection of first floor extension

Address **19 Nightingale Close Farnborough Hampshire GU14 9QH**

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Application No 19/00433/REV Ward: Cove And Southwood

Applicant: Alex Barnett

Decision: **Permission Granted**

Decision Date: 19 July 2019

Proposal: Relief of Condition 13 of Planning Permission 96/00079/FUL dated 3rd October 1996 (Erection of 220 two bedroom, three bedroom and four bedroom detached and semi detached dwellings with associated landscaping, open space, access and roads) to allow the retention of garage conversion

Address **9 Wisley Gardens Farnborough Hampshire GU14 0RS**

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Application No 19/00440/FULPP Ward: North Town

Applicant: Mr Adam Power

Decision: **Permission Granted**

Decision Date: 01 August 2019

Proposal: Erection of a two storey rear extension following demolition of existing single storey rear extension

Address **8 Clive Road Aldershot Hampshire GU12 4RE**

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Application No 19/00443/CONDPP Ward: North Town

Applicant: Hill Partnerships Limited

Decision: **Conditions details approved**

Decision Date: 25 July 2019

Proposal: Submission of (a) details pursuant to Condition No.18 of planning permission 18/00321/REVPP dated 17 January 2019; namely remedial works & measures to be undertaken to avoid risk from contaminants/ or gas, as identified by the site investigation approved with conditions details approval 17/00247/CONDPP dated 11th August 2017; and (b) revised facing brick details pursuant to Condition No.2 of planning permission 13/00081/FULPP dated 28 November 2014

Address **North Town Redevelopment Site - Stage 2 - Land Bounded By Eastern Road And Denmark Square Pegasus Avenue Aldershot Hampshire**

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Application No 19/00446/NMAPP Ward: St Mark's  
Applicant: Mr & Mrs Orriss  
Decision: **Permission Granted**  
Decision Date: 23 July 2019  
Proposal: NON-MATERIAL AMENDMENT : Addition of flush-mounted photovoltaic panels on front roof-slope as amendment to development approved with planning permission 17/00060/FULPP dated 8 March 2018 as amended by non-material amendments 19/00282/NMAPP dated 29 May 2019  
Address **4 Cross Street Farnborough Hampshire GU14 6AB**

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Application No 19/00447/FULPP Ward: St John's  
Applicant: Ms Daniela Stones  
Decision: **Permission Granted**  
Decision Date: 01 August 2019  
Proposal: Erection of a single storey rear extension and retention of the garage conversion to a habitable room  
Address **26 Chestnut Tree Grove Farnborough Hampshire GU14 9UQ**

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Application No 19/00448/FULPP Ward: North Town  
Applicant: Mr Craig Goswell  
Decision: **Permission Granted**  
Decision Date: 01 August 2019  
Proposal: Demolition of existing lean-to and conservatory and erection of a part single and part two storey side and rear extensions  
Address **49 North Lane Aldershot Hampshire GU12 4QF**

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Application No 19/00449/FULPP Ward: Knellwood  
Applicant: Mr Tristan Coles  
Decision: **Permission Granted**  
Decision Date: 01 August 2019  
Proposal: Erection of a single storey rear extension  
Address **52 Ashley Road Farnborough Hampshire GU14 7HB**

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Application No 19/00468/FULPP Ward: Fernhill

Applicant: Mr Spencer Clarke

Decision: **Permission Granted**

Decision Date: 01 August 2019

Proposal: Erection of a two storey side and single storey rear extensions

Address **1 Ashridge Farnborough Hampshire GU14 9UY**

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Application No 19/00473/REXPD Ward: Empress

Applicant: Mr Paul Sandy

Decision: **Prior approval is NOT required**

Decision Date: 01 August 2019

Proposal: Erection of a single storey rear extension measuring 6 metres in length, 2.25 metres to the eaves and 3.5 metres in overall height

Address **56 Ship Lane Farnborough Hampshire GU14 8BH**

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Application No 19/00476/NMA Ward: Knellwood

Applicant: Mr P. Brodzinski

Decision: **Permission Granted**

Decision Date: 11 July 2019

Proposal: Non material minor amendment to planning permission 19/00279/REVPP dated 09.05.19 (for the conversion of garage to a habitable room) to allow an increase in the window width

Address **55 Corfe Way Farnborough Hampshire GU14 6TS**

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**Development Management Committee**  
**14th August 2019**

**Head of Economy, Planning and  
Strategic Housing**  
**Report No. PLN1940**

## **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 therefore to report to Committee decisions with regard to enforcement action and/or to seek approval for further 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 regarding enforcement action if it is considered expedient to do so. Our 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 Delegated Decision on Enforcement Action

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 (2019)*

*Rushmoor Local Enforcement Plan (2016)*

*National Planning Policy Framework (NPPF)*

## Item 1

**Delegated decision by the Corporate Planning Manager to take action in respect of an alleged breach of planning control.**

**The following decision is reported for INFORMATION purposes only. It relates to an enforcement case where a breach of planning control has occurred.**

**If Members wish to have more details about the decision on any of the case below, please contact John W Thorne (01252 398791) in advance of the Committee meeting.**

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Address	85 North Lane Aldershot
Ward	North Town
Decision	Instruct the Corporate Manager, Legal Services to Issue a Breach of Condition Notice requiring the development to be carried out in accordance with the approved drawings
Decision Date	2 <sup>nd</sup> August 2019
Reasons	In order to meet the Council's adopted parking standard in relation to the extension of this property, the approved plans featured an open car port to provide a third off-street parking space. The development has been constructed with a fully enclosed garage with doors which is sub-standard in size and is considered unusable to accommodate a parked vehicle. The Council's Supplementary Planning Guidance on car parking does not accept garages in new development as usable parking spaces unless they have internal dimensions of 6m x 3m. The attached photograph illustrates that there is insufficient room to open the doors when a medium sized vehicle is in the garage. This garage featured in the initial submission but was removed from the submitted proposal after it was brought to the attention of the applicants' agent as unacceptable. They were advised that planning permission would not be granted with it in place. The amended scheme featuring an open car port was granted planning permission on 10 <sup>th</sup> May 2018
Alternatives	No further action would result in a development likely to give rise to additional on-street parking in the surrounding streets.
Case Officer	Tara Cowell
Associated Documents	Planning reference: 18/00032/FULPP. Enforcement Reference 19/00113/COND5





Development Management Committee  
14th August 2019

Planning Report No. PLN1942

**Planning (Development Management) summary report for the quarter  
Apr-Jun 2019**

**1. Introduction**

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators and overall workload of the Development Management Section of Planning. This report covers the quarter from 1<sup>st</sup> April to 30<sup>th</sup> June 2019.

**2. Planning Applications**

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the first quarter. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 84 cases in the quarter and are included in the total figures reflecting workload set out at 3.1 below.

**Major and small scale major Applications determined within 13 weeks**

Decisions in quarter	Apr-Jun 2019	Government Target	2018/2019 Total %
5	80%	60%	91.5%

\*Decisions on two applications determined in quarter 1 were outside the statutory period, one was the subject of an agreed extension of time and therefore recorded as 'in time'.

**Minor (Non householder) Applications determined within 8 weeks**

Decisions in quarter	Apr-Jun 2019	Government Target	2018/2019 Total %
34	82.3%	65%	80.4%

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

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

Decisions in quarter	Apr-Jun 2019	Government Target	2018/2019 Total %
88	99%	80%	93.8%

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

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

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

Government Target	Apr-Jun 2019	Appeal Decisions
40% max	20%	5

### 3. Workload

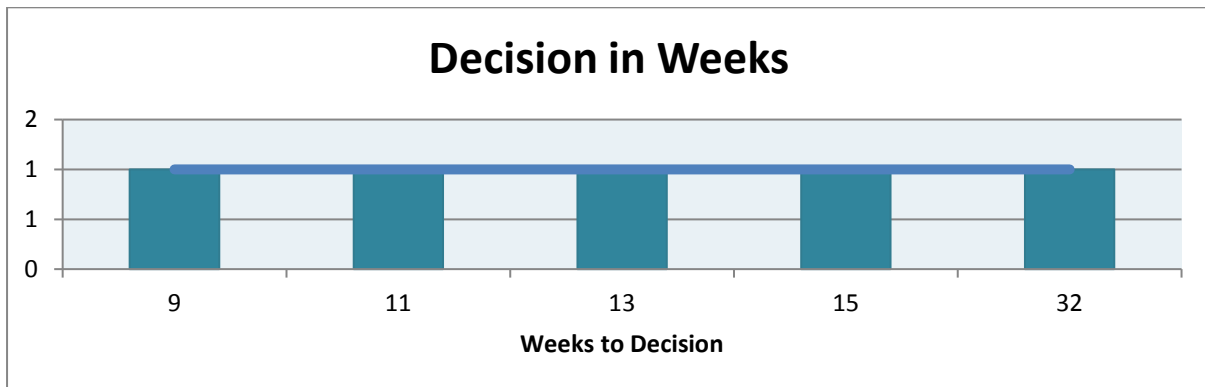
3.1 This section deals with workload demand on the Development Management Section in the past three months and the financial year.

Departmental Work Demand Apr-Jun 2019

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
225	65	****	211	5

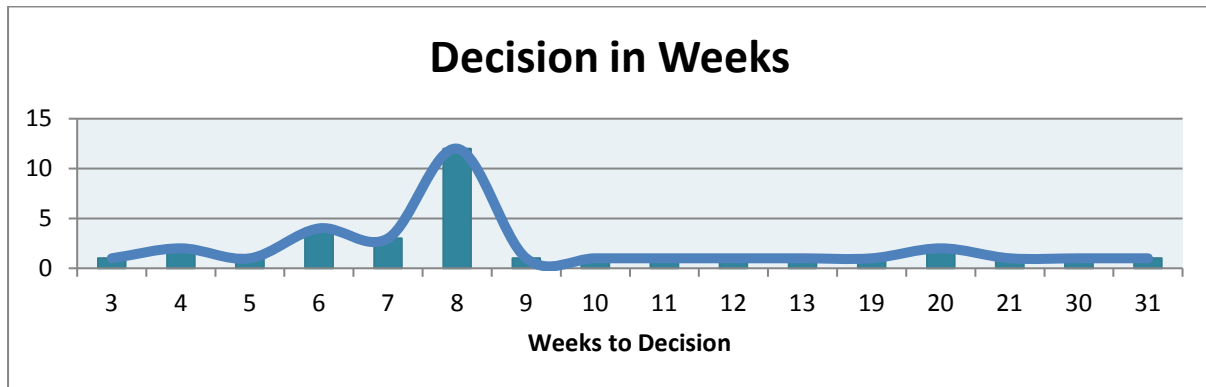
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2019-20.

Major and small-scale majors Total 5



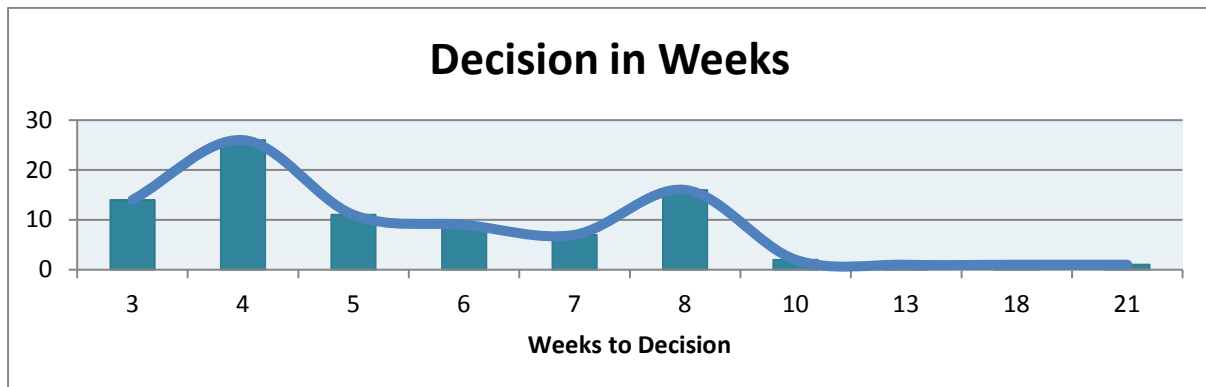
3.3 Performance in the first quarter of 2019-20 with regard to Major applications remains well above the Government target.

Minor (Non householder) applications Total 34



- 3.4 This second graph illustrates the determination times for minor applications, 82.3% of which were determined within the statutory period or in accordance with agreed extensions of time in the first quarter of 2019-20.

'Other' (Including Householder) applications Total 88



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

#### 4. Fee Income

- 4.1 The total planning fee income received for the quarter was £82,153 against a budget estimate of £120,000.
- 4.2 The total pre-application income received for the quarter was £5,261 against a budget estimate of £9,000.

#### 5. Section 106 contributions

- 5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The allocation of capacity in the Hawley Meadows, Southwood II and Rowhill Copse SANGs is now complete and there will therefore be no further collection of contributions in respect of these projects. Collection of contributions in respect of the new Southwood Country Park SANG will commence at the end of August 2019 and will therefore be reported following

the end of the next quarter.

Section 106 contributions received	Apr-Jun 2019
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£675,703.71
Open Space (specific projects set out in agreements)	£61,820.05
Affordable Housing (In lieu of on-site provision)	£81,357
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £27,040 b) £0 c) £400,270
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm (Hart)	a) £2,960 b) £0 c) £43,804.66 d) £0 e) £19,352
Transport (specific projects set out in agreements)*	£39,100

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

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

Five new undertakings/legal agreements were signed in the period Apr-Jun 2019.

## 6. Comment on workload for this quarter

- 6.1 This first quarter saw increased numbers of application submissions and determinations and a slight fall in pre-application submissions. Both Planning Application fees and Pre-application receipts are below the budgetary estimates. The implication is that demand continues for minor and householder proposals but that those proposing larger schemes are currently proceeding with caution.
- 6.2 Development and Planning activity reflects economic and political cycles. The slight fall back in planning applications to an extent reflects activity in the development industry, with individual applicants and businesses exercising caution with regard to committing financial resources to projects in the current climate. Considerable work is in progress in advance of the expected submission of major regeneration projects during this financial year which the Planning service is resourced to deal with.

## **7. Wellesley**

- 7.1 There have been 340 occupations to date at Wellesley. Maida Development Zone A is substantially complete. This contains 228 units of which 226 are occupied. The remaining two will be constructed/occupied once the sales suite is no longer required in connection with the Corunna Development Zones B1 & B2.
- 7.2 The Corunna Zone, opposite Maida on the west side of Queen's Avenue is at an advanced stage on site for Phases B1 & B2 (227 residential units) and to date 103 units are occupied, including some affordable housing. Works are well under way on Corunna Phases B3 & B4 to provide a further 454 residential dwellings of which 5 are occupied.
- 7.3 Work is in progress on the new junction between Pennefather's Road and the A325 Farnborough Road together with the pedestrian crossing which will provide Wellesley residents with access to the sports pitches, public open space and SANG on the opposite side of the main road.
- 7.4 Construction is nearing completion at Gunhill (Development Zone E) which consists of 107 residential units. This is located west of the Cambridge Military Hospital and north of Hospital Road. 6 units of private rented accommodation are occupied to date.
- 7.5 Works continue on phase 1 of McGrigor Zone D to the north of the Cambridge Military Hospital and east of Maida. The phase will provide a total of 116 residential units.
- 7.6 Approval of the relevant pre-commencement planning condition details to allow works to commence on the refurbishment and conversion of the Cambridge Military Hospital has now taken place.

## **8. Recommendation**

- 8.1 That the report be NOTED

Tim Mills

Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

*BACKGROUND PAPERS: None.*

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Development Management Committee  
14th August 2019

Planning Report No. PLN1941

### Appeals Progress Report

#### 1. New Appeals

- 1.1 Two new appeals have been received and assigned 'start dates' by the Planning Inspectorate since the last Committee meeting on 17 July 2019. The appeals are:-
- 1.2 **6 Church Avenue, Farnborough** : Against the refusal of planning permission for: Demolition of side extension and outbuilding and erection of one detached three-bedroom house with attached garage and new access to highway for existing property. This appeal is being dealt with by means of the written procedure.
- 1.3 **206 Sycamore Road, Farnborough** : Against the refusal of planning permission for: Demolition of existing buildings and erection of a new building part 3 part 4 storey with a mix of 11 dwellings with associated parking, access, cycle and bin provision. This appeal is being dealt with by means of the written procedure.

#### 2. Appeal decisions

- 2.1 No new appeal decisions have been issued.

#### 3. Recommendation

- 3.1 It is recommended that the report be NOTED.

Tim Mills  
Head of Economy, Planning and Strategic Housing

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