

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 11th March, 2020 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 MEMBER

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

STANDING DEPUTIES

Cllr Gaynor Austin
Cllr Sophia Choudhary

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

A G E N D A

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

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

2. **MINUTES – (Pages 3 - 10)**

To confirm the Minutes of the meeting held on 15th January, 2020 (copy attached).

3. **PLANNING APPLICATIONS – (Pages 11 - 74)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. ESPH2008 on planning applications recently submitted to the Council (copy attached).

Sections A & B of the report set out the items to be considered at future meetings and petitions received:

Item	Reference Number	Address	Recommendation
1	18/00367/OUTPP	Former Police Station, Pinehurst Avenue, Farnborough	For information
2	19/00673/FULPP	2-4 Mount Pleasant Road, Aldershot	For information

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

Item	Pages	Reference Number	Address	Recommendation
3	17-33	20/00024/FULPP	36 Invincible Road, Farnborough	Grant
4	35-43	20/00099/FUL	21 Closeworth 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. **ESSO PIPELINE PROJECT – (Pages 75 - 76)**

To receive a verbal update from the Head of Economy, Planning and Strategic Housing on the current position with regard to the ESSO Pipeline Project.

5. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 77 - 80)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2010 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

6. **URGENT ACTION - BLANDFORD HOUSE AND MALTA BARRACKS, SHOE LANE, ALDERSHOT – (Pages 81 - 84)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2011 (copy attached) on the extension of time for completion of a satisfactory s106 Planning Obligation in respect of Blandford House and Malta Barracks, Shoe Lane, Aldershot.

7. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER - DECEMBER 2019 – (Pages 85 - 90)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2012 (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 October to 31st December, 2019.

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
11th March 2020

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, 15th January, 2020 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 P.I.C. Crerar
Cllr P.J. Cullum
Cllr C.P. Grattan
Cllr P.F. Rust
Cllr C.J. Stewart

Apologies for absence were submitted on behalf of Cllr A.H. Crawford and Cllr Mara Makunura.

Cllr Gaynor Austin attended the meeting as a Standing Deputy.

Non-Voting Member

Apologies for absence were submitted on behalf of Cllr Marina Munro (Planning and Economy Portfolio Holder) (ex officio)

44. DECLARATIONS OF INTEREST

There were no declarations of interest.

45. MINUTES

The Minutes of the meeting held on 4th December, 2019 were approved and signed by the Chairman.

46. PLANNING APPLICATIONS

RESOLVED: That

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

- 19/00832/FULPP (No. 39 Cargate Avenue, Aldershot);
- 19/00839/RBCRG3 (No. 259 North Lane, Aldershot);
- 19/00871/COUPP (The Rushmoor Community Stadium, Farnborough Town Football Club, Cherrywood Road, 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. PLN2001, be noted; and

(iii) the current position with regard to the following applications be noted pending consideration at a future meeting:

- 18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);
- 19/00673/FULPP (Nos. 2-4 Mount Pleasant Road, Aldershot);

47. ITEM WITHDRAWN

The Committee noted that the following planning application had been withdrawn:

Application No.	Address
19/00517/FULPP	Units 2A and 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough

48. REPRESENTATIONS BY THE PUBLIC

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

Application No.	Address	Representation	In support of or against the application
19/00832/FULPP	No. 39 Cargate Avenue, Aldershot	Mr. A. Macdonald	Against

49. ESSO PIPELINE PROJECT

The Head of Economy, Planning and Strategic Housing gave an oral update on the current position with regard to the application (our ref: 19/00432/PINS) submitted to the Planning Inspectorate for a Development Consent Order in respect of a Major

Infrastructure Project to permit the renewal and partial realignment of an existing Southampton to London fuel pipeline which crossed Rushmoor Borough.

The Committee was advised that a meeting with ESSO had been held earlier that day which had been constructive, albeit that progress was slow.

The Committee noted that further consultation dates had been arranged by the Planning Inspectorate at the end of February, 2020.

RESOLVED: That the report be noted.

50. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN2003 concerning the following appeal decision:

Application / Enforcement Case No.	Description	Decision
19/00167/FULLPP	Against the refusal of planning permission for the erection of a two-storey rear extension at No. 182 Lower Farnham Road, Aldershot.	Dismissed

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. PLN2003 be noted.

The meeting closed at 8.00 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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Development Management Committee

Appendix "A"

Application No. & Date Valid: 19/00832/FULPP

20th November 2019

Proposal: Raise ridge height to form a first floor and two storey front and side extensions and new boundary fencing at **39 Cargate Avenue Aldershot Hampshire GU11 3EW**

Applicant: Mr Assadullah Mir

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

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

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

- External walls, including all architectural detailing;
- Roofing materials;
- Full window details, including design, finishing materials/colour, method of opening, frames and reveals;
- Rainwater goods

Reason - To ensure satisfactory external appearance.*

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C and D of Part 1 of Schedule 2 shall be carried out

without the prior permission of the Local Planning Authority.

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

- 4 Notwithstanding the details shown on the submitted plans, the first-floor windows of the development hereby approved annotated 'X' on the plan attached to this decision notice shall be fitted with fixed obscure glass in their entirety and retained in this condition at all times.

Reason - To prevent overlooking and loss of privacy to neighbouring residential properties.

- 5 The on-site parking spaces shown by the plans hereby approved shall be used only for the parking of private motor vehicles ancillary and incidental to the residential use of the application property (No.39 Cargate Avenue) only. These parking spaces shall be kept available at all times for parking and, for the avoidance of doubt, shall not be used for the storage of caravans, boats or trailers.

Reason - To safeguard residential amenity and ensure the provision and availability of adequate off-street parking.

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

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

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

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

Application No. & Date Valid: 19/00839/RBCRG3

21st November 2019

Proposal: Retention of single storey 9 bed hostel and associated outbuilding until November 2020 at **259 North Lane Aldershot Hampshire GU12 4SU**

Applicant: Mr Tim Mills

Conditions: 1 The use of the main building as temporary emergency accommodation for homeless people shall cease on or before the 30th November 2020.

Reason - To meet a current identified housing need and to allow the future implementation of the Aldershot Urban Extension.

2 The timber outbuilding shall be retained for a temporary period in connection with the main use of the adjacent hostel building. The structure shall be removed on or before the 30th November 2020.

Reason - To provide ancillary floorspace in connection with the adjacent hostel and to allow the future implementation of the Aldershot Urban Extension.

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

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

Application No. & Date Valid: 19/00871/COUPP

3rd December 2019

Proposal: Use of land for siting of one storage container to provide storage facility for community cycling club at **The Rushmoor Community Stadium Farnborough Town Football Club Cherrywood Road Farnborough**

Applicant: Mrs Mara Makunura

Conditions: 1 The temporary structure hereby permitted shall be removed from the site on or before 31st January 2022.

Reason - To safeguard the residential and visual amenity of the surrounding area.

2 The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: Plan 1, Container Specification Sheet and site location plan.

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

Development Management Committee
11th March 2020

Head of Economy, Planning and
Strategic Housing
Report No.EPSH2008

Planning Applications

1. Introduction

- 1.1 This report considers recent planning applications submitted to the Council, as the Local Planning Authority, for determination.

2. Sections In The Report

- 2.1 The report is divided into a number of sections:

Section A – FUTURE Items for Committee

Applications that have either been submitted some time ago but are still not ready for consideration or are recently received applications that have been received too early to be considered by Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

These applications are on the Agenda for a decision to be made. Each item contains a full description of the proposed development, details of the consultations undertaken and a summary of the responses received, an assessment of the proposal against current policy, a commentary and concludes with a recommendation. A short presentation with slides will be made to Committee.

Section D – Applications ALREADY DETERMINED under the Council's adopted scheme of Delegation

This lists planning applications that have already been determined by the Head of Economy, Planning and Strategic Housing, and where necessary with the Chairman, under the Scheme of Delegation that was approved by the Development Management Committee on 17 November 2004. These applications are not for decision and are FOR INFORMATION only.

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

3. Planning Policy

- 3.1 Section 38(6) of the Town and Country Planning Act 1990 (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The development plan for Rushmoor comprises the Rushmoor Plan Core Strategy (October 2011), the Hampshire Minerals and Waste Plan adopted October 2013, saved policies of the Rushmoor Local Plan Review (1996-2011), and saved Policy NRM6 of the South East Plan. Relevant also as a material consideration in the determination of planning applications is the emerging Draft Submission Rushmoor Local Plan, June 2017.
- 3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

4. Human Rights

- 4.1 The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

5. Public Speaking

- 5.1 The Committee has agreed a scheme for the public to speak on cases due to be determined at the meeting (Planning Services report PLN0327 refers). Members of the public wishing to speak must have contacted the Meeting Co-ordinator in Democratic Services by 5pm on the Tuesday immediately preceding the Committee meeting. It is **not** possible to arrange to speak to the Committee at the Committee meeting itself.

6. Late Representations

- 6.1 The Council has adopted the following procedures with respect to the receipt of late representations on planning applications (Planning report PLN 0113 refers):
- a) All properly made representations received **before** the expiry of the final closing date for comment will be summarised in the Committee report. Where such representations are received after the agenda has been published, the receipt of such representations will be reported orally and the contents summarised on the amendment sheet that is circulated at the Committee meeting. Where the final closing date for comment falls **after** the date of the

Committee meeting, this will be highlighted in the report and the recommendation caveated accordingly.

- b) Representations from both applicants and others made **after** the expiry of the final closing date for comment and received **after** the report has been published will not be accepted unless they raise a new material consideration which has not been taken into account in the preparation of the report or draws attention to an error in the report.
- c) Representations that are sent to Members should not be accepted or allowed to influence Members in the determination of any planning application unless those representations have first been submitted to the Council in the proper manner (but see (b) above).
- d) Copies of individual representations will not be circulated to members but where the requisite number of copies are provided, copies of individual representation will be placed in Members' pigeonholes.
- e) All letters of representation will be made readily available in the Committee room an hour before the Committee meeting.

7. Financial Implications

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

Tim Mills
Head of Economy, Planning and Strategic Housing

Background Papers

- *The individual planning application file (reference no. quoted in each case)*
- *Rushmoor Local Plan (Adopted Feb 2019)*
- *Current government advice and guidance contained in circulars, ministerial statements and the National Planning Practice Guidance (NPPG).*
- *Any other document specifically referred to in the report.*
- *Regional Spatial Strategy for the South East, policy NRM6: Thames Basin Heaths Special Protection Area.*
- *The National Planning Policy Framework.*
- *Hampshire Minerals and Waste Plan (2013).*

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Section A

Future items for Committee

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

Item	Reference	Description and address
1	18/00367/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>Police Station Pinehurst Avenue Farnborough</p> <p>The future of this application is under review by the applicant. It may be superseded by a new proposal.</p>
2	19/00673/FULPP	<p>Relocation of existing boundary wall and erection of a two storey extension</p> <p>2-4 Mount Pleasant Road Aldershot</p> <p>Neighbour notifications and consultations have taken place in respect of this application. Further information is awaited to address comments received from consultees. It is too early for this application to be presented to Committee.</p>

Section B

Petitions

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 Herrington
Application No.	20/00024/FULPP
Date Valid	8th January 2020
Expiry date of consultations	11th February 2020
Proposal	Erection of 1 no. commercial building for use as builders' merchant (sui generis) for the display, sale and storage of building, timber and plumbing supplies, storage and distribution of kitchen joinery products, plant and tool hire, including outside display and storage including storage racking; access and servicing arrangements, car parking, landscaping and associated works.
Address	36 Invincible Road Farnborough
Ward	Empress
Applicant	Travis Perkins
Agent	Quod, Fao: Mr Tim Rainbird
Recommendation	Planning permission be GRANTED

Description

The application site comprises a rectangular parcel of land in a corner position within the Invincible Road Industrial Estate, flanked by Invincible Road to the north west; and a minor spur of Invincible Road to the north east, leading to the location of the approved Invincible Road Relief Road¹. The site is located opposite Wickes and the vehicle access to the Think Ford garage. The Council is the landowner of the application site.

Prior to its demolition in 2019² the site had contained a 3491 sqm industrial unit (Use Class B2) occupied by Triumph Structures International Limited. The access and egress points for the site are located to the north-west and north-east of the site. To the north-east fronting the minor spur road are trees³ and a telecommunication mast.

¹ This access road was approved on the 19/00229/FUL under application 19/00229/FUL and would enable 'left in and left out' access from the Industrial Estate onto Elles Road.

² following Prior Approval 19/00077/DEOPP

³ Not covered by a TPO

The proposals comprise the erection of a mixed-use industrial unit to be occupied by two companies within the Travis Perkins 'organisational umbrella' – a Travis Perkins builders' merchant (TP) branch and a Benchmarx kitchens warehouse (BMX). Because of the mixture of uses/occupiers the proposed use would not fall within a category defined by the Use Class Order (including B-Class uses), and as a result is 'Sui-Generis' use (i.e. a use falling outside of any Use Class).

The proposed industrial unit would be positioned to the south east (rear) of the site; with the external 'builders yard' to the north, east and west, comprising storage areas, parking and customer loading areas. The HGV loading bay and servicing areas are located to the north-west. The unit will be serviced by the existing egress and access point to the north-east on the Invincible Road spur. It is proposed that the remaining egress and access point to the main Invincible Road be stopped up.

The proposed new building would comprise 1,501 sqm of floor space (including a mezzanine); and would be rectangular with a shallow pitched roof, measuring approximately 8.4m to the ridge, 7.2m to the eaves, 21m in width, and 80.5m in length (excluding the roof overhang). It would have a grey roof, green walls, and yellow soffit, doors, and rainwater goods.

Consultee Responses

Planning Policy	No objection. Whilst the proposal is not in full accordance with Policy PC2, it does, in effect, comprise B-Class style accommodation and uses. The benefits of the proposal requires consideration in the planning balance.
Aboricultural Officer	No objection, subject to conditions.
County Archaeologist	No objection. The existing development on site will have already severely compromised the archaeological potential of the location.
RBC Regeneration Team	No comments received.
Environmental Health	No objections subject to conditions
Environment Agency	No objection, subject to conditions. Officer comment: these conditions have been integrated into other drainage and pollution conditions as to avoid repetition.
Thames Water	No objection.
HCC Highways Development Planning	No objection, subject to conditions.
Hampshire Constabulary	No comments received.
Hampshire Fire & Rescue Service	No objection, but provides general fire safety advice.

Surface Water Drainage Consultations

Has preference that drainage details are submitted prior to determination as unclear if an infiltration drainage system would be suitable. Officer Comment: Details of a suitable drainage solution can be provided through a suitably worded condition.

Neighbours notified

In addition to posting a site notice and press advertisement, 25 individual letters of notification were sent to properties in Invincible Road including all premises adjoining the application site.

Neighbour comments

4A Invincible Road

Objection : We have no issues or problems of any companies setting up BUT we cannot have more traffic with only one access. Our business is open 6 days a week and we have had many complaints from our customers of having one way access in and out off Invincible Industrial Estate. It has put off our customers coming to us at peak times and on Saturdays, most especially round Christmas time with the volume of cars going in and out and blocking the roundabout by B&Q. This is major issue should Fire Engine come down the road and all cars trying to move along the road. I hope this matter get's sorted sooner than later, as this has been going on for years.

Policy and determining issues

The site is located within the built-up area of Farnborough in a Strategic Employment Site. Policies: SS1 (Presumption in Favour of Sustainable Development), IN2 (Transport), DE1 (Design in the Built Environment), PC1 (Economic Growth and Development), PC2 (Strategic Employment sites), PC8 (Skills, Training, and Employment), NE3 (Trees and landscaping), NE6 (Water and flooding) of the adopted Rushmoor Local Plan (2014-2032) are relevant. The Council's Car and Cycle Parking Standards SPD (2017) and the Transport Contributions SPD (2012) are also relevant.

The main determining issues are: the principle of the proposals, visual impact, impact on trees, impact upon neighbours, highways considerations, drainage issues, BREEAM and skills and employment.

Commentary

Principle of the proposals -

The proposals seek to provide a unit occupied by two companies within the Travis Perkins (TP) organisational umbrella, Travis Perkins (TP) and Benchmarx (BMX). Travis Perkins is a Builders Merchants which is Sui-Generis, and Benchmarx (BMX) comprise a warehouse with a trade counter that would otherwise fall within Use Class B8. However, the combination of these occupiers along with the layout of the building results in a proposed use that would not neatly fit within a single Use Class and as such would be Sui-Generis.

The proposal site is located within the Invincible Road Estate 'Strategic Employment Site'. Local Plan Policy PC2 states that Strategic Employment Sites are afforded the highest protection and safeguarding against loss to non B-Class employment uses by protecting them for B-Class uses. However, the supporting notes for Policy PC2 state that the regeneration and intensification of existing employment sites for B-Class uses will be supported to allow businesses to expand and enable the provision of modern employment stock to replace properties that have reached, or are reaching, the end of their functional economic life.

The proposal would introduce a non-B-Class use into the Strategic Employment Site. However, it is considered that the proposal would not be in conflict with the general thrust of Policy PC2. The supporting text to Policy PC2 sets out that the protection and retention of the Borough's Strategic Employment Sites is crucial in order to maintain a supply of employment land and premises that will meet the 'B-Class' economic needs of the Borough, wider FFA and Local Enterprise Partnership over the Local Plan Period.

However, it is considered that it is more of a technicality that the proposal does not fall within a B-Class use. Builders Merchants, such as Travis Perkins, are functionally similar to Class B8 (warehouse) uses, but they do not fall within Class B because they include other associated uses such as tool hire and external storage. The proposal would replace the former industrial unit with a modern purpose-built warehouse style unit that will create around 25 full-time jobs.

As such, whilst the proposal is not in full conformity of Policy PC2 of the Local Plan, this is considered to be more of a technicality. The proposal would provide employment opportunities and would provide a unit and user not dissimilar to a B8 Warehouse and as a result it is considered that the proposal would not be detrimental to the function and operation of the Strategic Employment Site. However, this must be considered in the planning balance with the other considerations material to this application.

The application site is located on an historic landfill site and the impact of such construction and use is a material consideration. The submitted Contaminated Land Assessment sets out that, whilst no significant contamination has been identified in soils or groundwater, asbestos containing material and fibres were found within some samples taken from the made ground. This will not pose a risk to end users as the proposed development will be all hardstanding, and any potential pathways between the ground and current/future site users will be effectively severed. However, the Council's Environmental Health Officer has advised that there is a risk to ground workers throughout the construction phase and therefore appropriate working practices and precautions should be adopted by all site personnel as and when required.

Levels of ground gases have also been assessed, and interim assessments of the results indicate that gas protection measures will be required. The report recommends ground gas monitoring continues to include a minimum of three additional visits, after which time a further review of the data should be undertaken. The results of these further surveys may alter the level or extent of gas protection required.

In assessing the submitted report, Environmental Health have recommended a condition applied to any of proposed remedial works to minimise risks identified by ground gas monitoring, along with submission of a verification report that demonstrates the effectiveness of the remediation post completion. In addition to this, a condition for unforeseen contamination and construction hours are also required. Subject to these conditions it is considered that the site is appropriate for the proposed development.

Subject to conditions, the proposals are considered to be acceptable in principle subject to

consideration of all usual relevant planning issues concerning the details of the proposals.

Visual impact -

The proposal site is located within an area with a utilitarian character, comprising commercial units with shallow pitched roofs, gables and materials comprising grey cladding, concrete and brick. The proposal includes the erection of a 2.4m high green fence around the site aside from the Tool Compound Area where the fence would be 3m in height. Whilst this would result in an enclosed appearance, this would not appear out of context in an industrial area and, as such, would not be harmful to the character and appearance of the street scene. The forecourt areas will also comprise areas of material storage. These areas would comprise materials and storage structures restricted to a height of 5.5m. Subject to a condition, this is also not considered to be out of character within the surrounding street scene. It is thereby considered that the proposals would have an acceptable visual impact.

Impact upon trees -

The proposal would result in the loss of two B Grade and two C Grade trees, but this loss would be mitigated by replacement planting. Whilst the proposal will encroach into the root protection area (RPA) of existing trees to be retained, this area is already compromised by hard surfacing and provided that tree protection recommendations are observed, it is considered that the proposal would not result in harm to the character and appearance of the area. The Council's Arboricultural Officer raises no objections subject to conditions.

Impact upon neighbours -

It is not considered that any of the immediately adjoining commercial properties within the Invincible Road Industrial Estate would be materially and harmfully impacted by the proposals.

The closest residential properties to the site are 86-78 Marrowbrook Lane. These dwellings are located around 105m away from the application site, separated from it by Marrowbrook Road, commercial units and Invincible Road. Given the nature of the use and its distance from residential occupiers, the proposal in terms of its use and proposed built form would not result in any material or harmful impact upon residential amenity in this regard.

It is considered that the proposed development would have an acceptable impact on neighbours.

Highways considerations -

The Highway Authority (Hampshire County Council Highways) have assessed the former and proposed trip rates arising from the proposed new development and consider that it would result in an additional 40 vehicles in the AM and 23 in the PM peak. Whilst there are currently capacity issues on Solartron Road and the Invincible Road, it is considered that the forthcoming Relief Road link to Elles Road⁴, would help to ameliorate this. The Relief Road is scheduled to be implemented shortly and to be open in Summer 2020. The Highways Development Officer is satisfied that the projected increase in trip rates would not result in a material or harmful impact on the operation of the local highway network. As a result, no Transport Contribution can be justified in this case.

⁴ granted permission on the 19/00229/FUL

It is proposed to use an existing egress and access point to the north-east. Vehicle swept paths have been provided that demonstrate that HGV's can safely enter and egress the site in a forward gear. However, the Highways Development Officer has advised that in order to facilitate the HGV access, double yellow lines will need to be placed opposite the access to restrict parking and that these will need to be installed before the site is operational. This can be secured by way of a condition. As set out in the Transport Statement, the applicant is in discussions with County Highways regarding the necessary Traffic Regulation Order (TRO).

The imposition of a TRO in this location would result in the loss of the equivalent of 4 on street parking bays. To compensate for this, the proposal incorporates 4 off-street parking bays within the application site but outside of the fencing of the site. As a result, the proposal would not exacerbate existing street parking stress.

The Council's car and cycle SPD requires the parking for Sui-Generis uses to be considered on a case by case basis. The proposal includes a Transport Statement that examines parking demand based on trip rates, based on the best performing Travis Perkins store and therefore provides a 'worst case scenario'. This concludes that there would be 25 arrivals and 24 departures during the AM peak and 14 arrivals and 14 departures during the PM peak. The proposal would provide 22 parking spaces (7 for staff and 15 for customers) and 21 customer loading bays. The customer loading bays both free up parking spaces and can be used as parking spaces. Indeed, trade visitors requiring bulk stock are likely to use the loading bay areas in any case. As such, it is considered that there are sufficient bays to accommodate the 'worst case scenario' parking demand.

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

Drainage issues -

The application site is located within Flood Zone 1 and as such is land at the lowest risk of fluvial flooding.

In accordance with Local Plan Policy NE8 of the Local Plan, the proposals will need to incorporate a Sustainable Drainage System, to ensure that run-off rates are as close as reasonably practicable to greenfield rates of infiltration. It is proposed that surface water runoff from the application site will be managed through installation of an on-site SuDS system comprising two geo-cellular soakaways (infiltration). However, both the EA and the LLFA (Local Lead Flood Authority, HCC) are concerned that infiltration may not be achievable given the variation in ground water levels and issues of contamination. Another solution, including draining into the existing piped drainage system, may need to be sought instead. As a result, it is considered reasonable and necessary to require details of the drainage system to be reserved by way of condition in order to allow for further investigations to be undertaken in this regard. Subject to such conditions, the proposal would manage drainage and flooding in this regard.

Sustainability -

Policy DE4 of the Local Plan requires that all new non-residential development of 1000sqm gross external area or more will provide evidence on completion, through submission of a post-construction BREEAM certificate, of achievement of the BREEAM 'excellent' for water consumption. The submitted BREEAM pre-assessment appears to demonstrate that this can be achieved. As such, it is considered reasonable to grant planning permission subject to a

condition requiring submission of the appropriate BREEAM Certificate prior to the first use of the proposal building.

Skills and Employment -

In this instance, given the scale of the building and the nature of its construction, it is not considered reasonable to impose the need for a skills and employment plan for construction works. However, it is considered reasonable to require this for the recruitment stage. This matter can be dealt with through the use of a suitably worded condition.

Conclusions -

Whilst the proposal would introduce a non B-Class use into the Strategic Employment Site, the proposal is not considered to undermine the function and objectives of the Strategic Employment Site. This is due to a technicality in the classification of Use Classes. Whilst proposal is similar to a Class B8 warehouse, it comprises other elements such as tool hire and external storage that result in it not fitting within a specific 'B' or other Use Class. In addition to not undermining the function and objectives of the Strategic Employment Site, the scheme would not result in harm to visual amenities, to neighbours, or result highway issues. The proposal would also not result in issues of drainage or pollution. The proposal thereby accords with Policies SS1, IN2, DE1, PC1, PC2, PC8, NE3, and NE6 of the Rushmoor Local Plan (2014-2032) and the Car and Cycle Parking Standards SPD (2017) and the Transport Contributions SPD (2012).

Full Recommendation

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

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

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

2. Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers:

- 16033 3100-pl-c proposed ground floor
- 16033 3101-pl-b proposed mezzanine
- 16033 5100-pl-d proposed section received on 14th January 2020.
- 3600-pl-rev c proposed roof plan received on the 21 January 2020
- 2100-pl-k proposed site plan received 31 January 2020
- 16033 4100 pl f proposed elevations received on the 10 February 2020.

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

3. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- a) A preliminary risk assessment which has identified:
- all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
- b) A site investigation scheme, based on (A) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those offsite.
- c) The results of the site investigation and the detailed risk assessment referred to in (B) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. This shall include 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.
- d) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (C) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.
- e) A verification report that demonstrates the effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by unacceptable levels of contamination including levels of water pollution in line with paragraph 170 of the National Planning Policy

4. Unless otherwise agreed in writing, no works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the management of Surface Water Drainage. The drainage system shall be installed and maintained in accordance with the details so approved.

Reason: In the interest of Managing Flood Risk.

5. No development shall start on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- A. A programme of and phasing of demolition (if any) and construction work;
 - B. The provision of long term facilities for contractor parking;
 - C. The arrangements for deliveries associated with all construction works;
 - D. Methods and phasing of construction works;
 - E. Access and egress for plant and machinery;
 - F. Protection of pedestrian routes during construction;
 - G. Location of temporary site buildings, compounds, construction material, and plant storage areas;
 - H.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason - In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

6. Prior to the first use of the development hereby approved, a skills and employment plan shall be submitted to and approved in writing by the LPA. The skills and employment plan shall be implemented as so approved.

Reason: In the interest of Sustainable Development.

7. Unless otherwise agreed in writing, no works shall start on site until the existing trees and hedges which are to be retained have been adequately protected from damage during site clearance and works in accordance with the details within Tree Survey Report by Encon Associates dated September 2019 revision B 11.11.19.

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

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

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

9. The development hereby approved shall not come into use until the parking facilities shown on the approved plans have been completed and made ready for use. The parking facilities shall be thereafter retained solely for parking purposes. *

Reason - To ensure the provision and availability of adequate vehicular and cycle parking*.

10. No occupation or use of the development shall occur until such time that a scheme for the restriction of parking opposite the site access off Invincible Road has been submitted and agreed by the local highway authority.

Reason – In the interest of Highway Safety*.

11. No occupation or use of the development shall occur until a post-construction BREEAM certificate of achievement of the BREEAM 'excellent' for water consumption has been submitted to and approved in writing by the LPA.

Reason: in the interest of sustainable development*.

12. Any existing means of access or part thereof not incorporated within the approved arrangement hereby permitted shall be permanently closed as soon as the new means of access has been constructed and brought into use. A footway/verge shall be provided and the kerbs raised in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

Reason - In the interest of highway and pedestrian safety.*

13. Prior to occupation or use of any part of the development hereby approved, details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area.*

14. The external materials of the development hereby approved shall be that as set out on the approved plans, unless otherwise approved by the Local Planning Authority.

Reason - To ensure satisfactory external appearance.

15. No mezzanine floor or similar alteration shall be carried out without the express planning permission of the Local Planning Authority.

Reason: In the interest of highway safety.

16. Any trade counter areas provided shall not be larger than those on the approved plans (3100 rev C). Customers visiting those premises shall be restricted solely to the trade counter area, and BMX Selection Centre that shall be clearly defined within the units concerned. No other area of the units outside the defined trade counter area shall be accessible, and used for, the display and/or sale of goods to customers visiting those premises.

Reason - In order for the Council to retain control over the extent of retail activity conducted at the premises, and to ensure that the trade counter areas remain wholly ancillary and incidental to the primary use of the units for storage and distribution purposes.

17. Materials shall not be stacked or deposited in any external areas to a height exceeding 5.5 metres.

Reason - To protect the amenities of neighbouring property

18. The store shall only be open to the public within the following hours:

- 07:00 – 18:00 Mondays to Fridays, and
- 08:00 – 12:00 on Saturdays.

The premises shall not be used at any time on Sundays and Bank or Statutory Holidays.

Reason - To safeguard the amenities of neighbouring occupiers

19. No machinery shall be operated and no deliveries made to or dispatched from the site outside the following times:

- 07:00 – 18:00; Mondays to Fridays, and
- 08:00 – 12:00 on Saturdays.

The premises shall not be used at any time on Sundays and Bank or Statutory Holidays.

Reason - To safeguard the amenities of neighbouring occupiers

20. Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-

1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

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

21. 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

Informatives

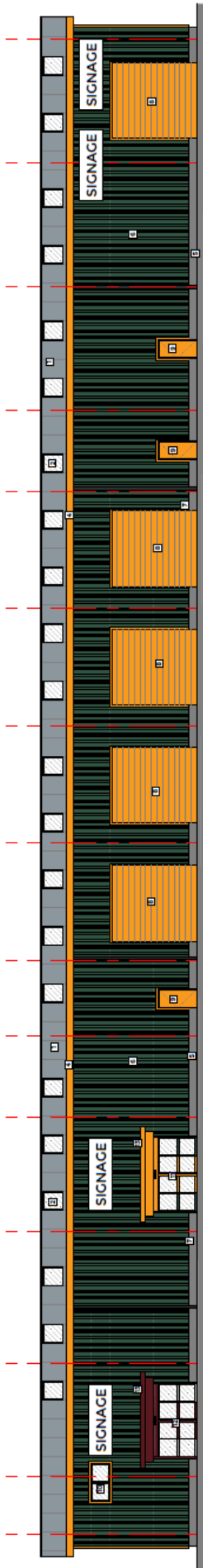
1. **INFORMATIVE - REASONS FOR APPROVAL-** Whilst the proposal would introduce a non B-Class use into the Strategic Employment Site, the proposal is not considered to undermine the function and objectives of the Strategic Employment Site. This is due to a technicality in the classification of Use Classes. Whilst proposal is similar to a Class B8 warehouse, it comprises other elements such as tool hire and external storage that result in it not fitting within a specific 'B' or other Use Class. In addition to not undermining the function and objectives of the Strategic Employment Site, the scheme would not result in harm to visual amenities, to neighbours, or result highway issues. The proposal would also not result in issues of drainage or pollution. The proposal thereby accords with Policies SS1, IN2, DE1, PC1, PC2, PC8, NE3, and NE6 of the Rushmoor Local Plan (2014-2032) and the Car and Cycle Parking Standards SPD (2017) and the Transport Contributions SPD (2012).

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

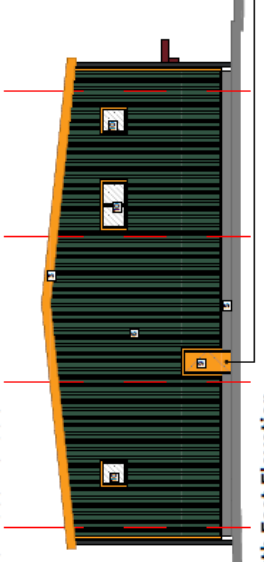
2. **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority **BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING**. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge

conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

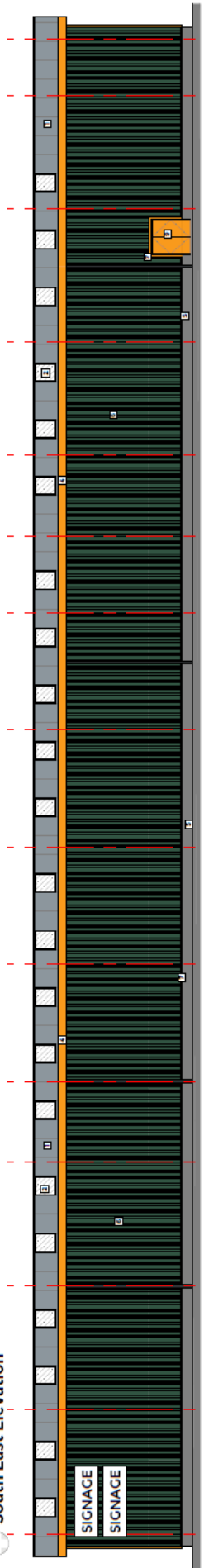
3. INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
4. INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
5. INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
6. INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
7. INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Operational Services.
8. INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
9. INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.



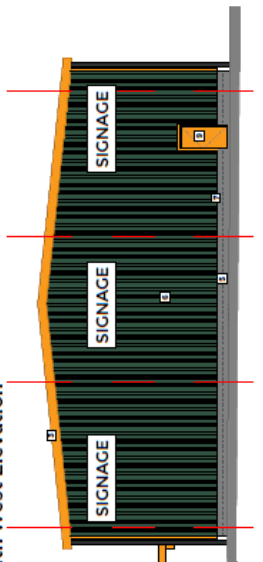
North East Elevation



South East Elevation



South West Elevation



North West Elevation

FACING MATERIALS SCHEDULE

ROOF

- HPS200 Ultra coated galv. steel trapezoidal cladding, 'Merlin Grey'
- 10x long strip pattern GRP translucent rooflights
- HPS200 Ultra coated galv. steel verge flashing, profile to match gutter, 'Saffron Yellow'
- HPS200 Ultra coated galv. steel gutters, 'Saffron Yellow', with 'Black' pvc rainwater pipes

WALLS

- Hanson Atherstone red brick, or similar approved, clay facing brick plinth in 'Black' mortar
- HPS200 Ultra coated galv. steel 'built-up' wall cladding system, 'Hollybush Green'
- HPS Ultra coated galv. steel metal trims and flashings, 'Saffron Yellow'

DOORS & WINDOWS

- Powder coated steel goods doors, 'Saffron Yellow'
- Powder coated steel doorset, 'Saffron Yellow' door, 'Hollybush Green' frame
- Powder coated aluminium windows, 'Saffron Yellow'
- Powder coated aluminium sliding entrance doorset, 'Saffron Yellow', fixed sidelights, 'Hollybush Green'
- Powder coated aluminium sliding entrance doorset & fixed lights, 'Maroon'

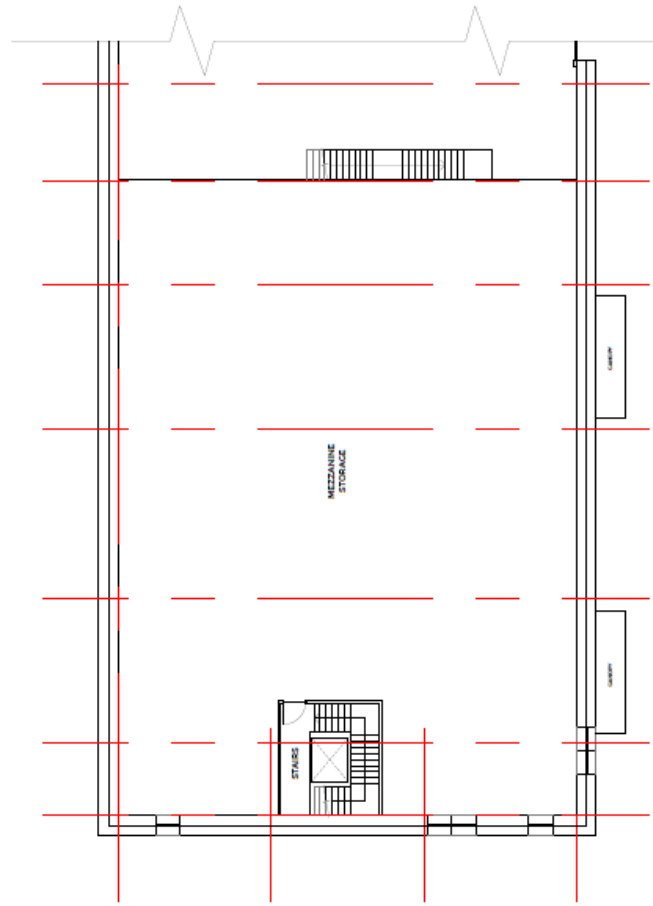
CANOPIES

- HPS200 Ultra coated galv. steel trapezoidal weathering sheet, 'Merlin Grey', with trapezoidal soffit lining sheet, 'White' and powder coated aluminium fascias, to match doors

PLANNING

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Notes



1. Title 2. Date 3. Author 4. Scale 5. Status	BOYLE & SWINNEY ARCHITECTS 117/119A, LONDON ROAD BIRMINGHAM, B1 1JL TEL: 0121 633 1432 WWW.BOYLEANDSWINNEY.CO.UK	CLIENT TRAVIS PERKINS PROPERTIES	PROJECT INVINCIBLE ROAD, FARNBOROUGH	TITLE Proposed Mezzanine Floor Plan	B/S Ref. TPF - BSL - 22 - XX - DR - A	Date OCT 2013	Scale @ A1 1:100	Drawn RH	Checked PF	3101 - PL - B
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This drawing is the property of Boyle & Swinney Architects and is not to be used for any other project without the written authority of Boyle & Swinney Architects.

PLANNING

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

Case Officer	David Stevens
Application No.	20/00099/FUL
Date Valid	4th February 2020
Expiry date of consultations	28th February 2020
Proposal	Erection of single-storey rear & side extension and alterations to form granny annexe
Address	21 Closeworth Road Farnborough
Ward	St Mark's
Applicant	Mrs Rachael Wilkinson
Agent	Mr Steve Springer
Recommendation	Planning permission be GRANTED .

Description

No.21 Closeworth Road is a small detached house with an attached garage to the side. It is located fronting the south side of the road close to the junction with Park Road.

The east side boundary of the property abuts the rear garden boundaries of Nos.2-12 even inclusive Park Road. The west side boundary is shared with No.19 Closeworth Road, which is a similar detached house. The application property backs onto the rear boundary of No.261 Lynchford Road to the south.

The proposal is for the erection of a single-storey extension to the rear of the existing garage and wrapping around the south-east rear corner of the house. This would provide an additional reception room with an adjoining wc/shower room on the ground floor to be used as a granny annexe.

The proposed works would involve the re-roofing of the existing flat-roof garage (to be retained) and the construction of a new parapet wall to the rear against which the shower-room element of the proposed extension would then be built. The proposed extension would have a slightly tapered shape measuring between 4.95 metres wide to the rear increasing to 5.5 metres where it would be attached to the rear of the existing house, thereby conforming to the taper of the side boundary shared with adjoining Park Road properties. The proposed extension would project 6.3 metres from the rear wall of the house but would present a flank

wall of 9.1 metres adjacent to the adjoining Park Road properties on account of the additional length of the infill comprising the shower-room to the rear of the garage. The proposed extension would have a flat roof and would measure 3 metres in height.

Externally the proposed extension would have a single window and a French door on the west side elevation facing onto the existing rear patio area of the property. Both the rear and east (facing Park Road properties) side elevations would be blank. The elevations would be finished in cream painted render with red brick lintel courses. The flank wall facing Park Road properties is shown to be finished solely with facing bricks.

Although not requiring planning permission, the plans also show the installation of bi-fold patio doors in the rear elevation, and an obscurely-glazed window in the west side elevation, of the house, both to serve the existing lounge/dining room of the house.

This application is being presented to Committee for determination because the applicant is a Rushmoor employee.

Consultee Responses

None required.

Neighbours notified

In addition to posting a site notice and press advertisement, 9 individual letters of notification were sent to all adjoining properties in Closeworth Road, Park Road and Lynchford Road.

Neighbour comments

No comments have been received as a result of neighbour notification and the usual planning application publicity.

Policy and determining issues

The site is located within the defined built-up area of Farnborough. Policies DE1 (Design in the Built Environment) and IN2 (Transport) of the adopted New Rushmoor Local Plan (2014-2032) are relevant. The Council's newly adopted Home Improvements & Extensions Supplementary Planning Document (February 2020) is also relevant.

The main determining issues are considered to be the principle of the proposed granny annexe, the visual impact, impact upon neighbours and highways considerations.

Commentary

Principle –

Although it is indicated that the proposed extension would be used as a granny annexe, it would be modest in size, the accommodation would be integrated with the remainder of the ground floor layout and has the appearance of a conventional domestic extension. Use as a granny annexe would be a purpose ancillary and incidental to the residential use of the house and would not, in this instance, be likely to result in the creation of a separate self-contained dwelling unit which would, were it to occur, require separate planning permission in any event. Nevertheless, for the avoidance of any doubt, it is considered appropriate to

use a planning condition to ensure the additional accommodation remains solely ancillary and incidental to the residential use and occupation of the main house at all times.

Visual Impact –

The proposed extension would not be particularly visible from the street given that it is set back to the rear of the existing garage and house, is of an entirely conventional design, and would use external materials matching those of the existing house. It is considered that the proposal is acceptable in visual terms.

Impact on Neighbours –

The proposed extension would closely adjoin the side boundary of the property that abuts the rear gardens of Nos.6 and 8 Park Road and be approximately 1 metre taller than the existing boundary fences. Both of these neighbouring properties have garden sheds that are located adjacent to their rear garden boundary fences. Due to the flat-roof design, absence of any windows from the facing flank elevation, orientation and degree of separation from the rear of these neighbouring houses it is not considered that any material and undue impacts would arise.

It is not considered that there are any other adjoining and nearby neighbouring properties that would be materially impacted by the proposed extension.

Highways Considerations –

The proposed extension would not generate any additional requirement for the provision of on-site parking at the property. As such, the proposal is considered acceptable in highways terms.

Conclusions –

It is considered that the proposed extension would be in keeping with the existing property in terms of scale, design and use, would be acceptable in visual terms; have no material and undue impacts upon neighbours, and be acceptable in highways terms. The proposals are therefore considered acceptable having regard to Policies DE1 and IN2 of the adopted New Rushmoor Local Plan (2014-2032) and the Council's adopted Home Improvements & Extensions Supplementary Planning Document (February 2020).

Full Recommendation

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

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: MAP 1:1250 Site Location Plan; MAP 1:500 Block Plan; SJS/2020/1/1; SJS/2020/1/2; SJS/2020/1/3; and SJS/2020/.

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

- 3 The external walls of the extension hereby permitted shall be finished in materials of the same colour and type as those used in the existing building and retained thereafter in this condition.

Reason - To ensure satisfactory external appearance.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no windows, doors or openings of any kind shall be inserted in the east side elevation of the development hereby permitted (facing towards the adjoining Park Road properties) without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties.

- 5 The accommodation hereby permitted shall be used solely in connection with and ancillary to the occupation of the existing property on the site as a single dwelling and shall not at any time be occupied separately.

Reason - In order to safeguard residential amenity and by preventing the establishment of an unrelated or independent use on the site.

Informatives

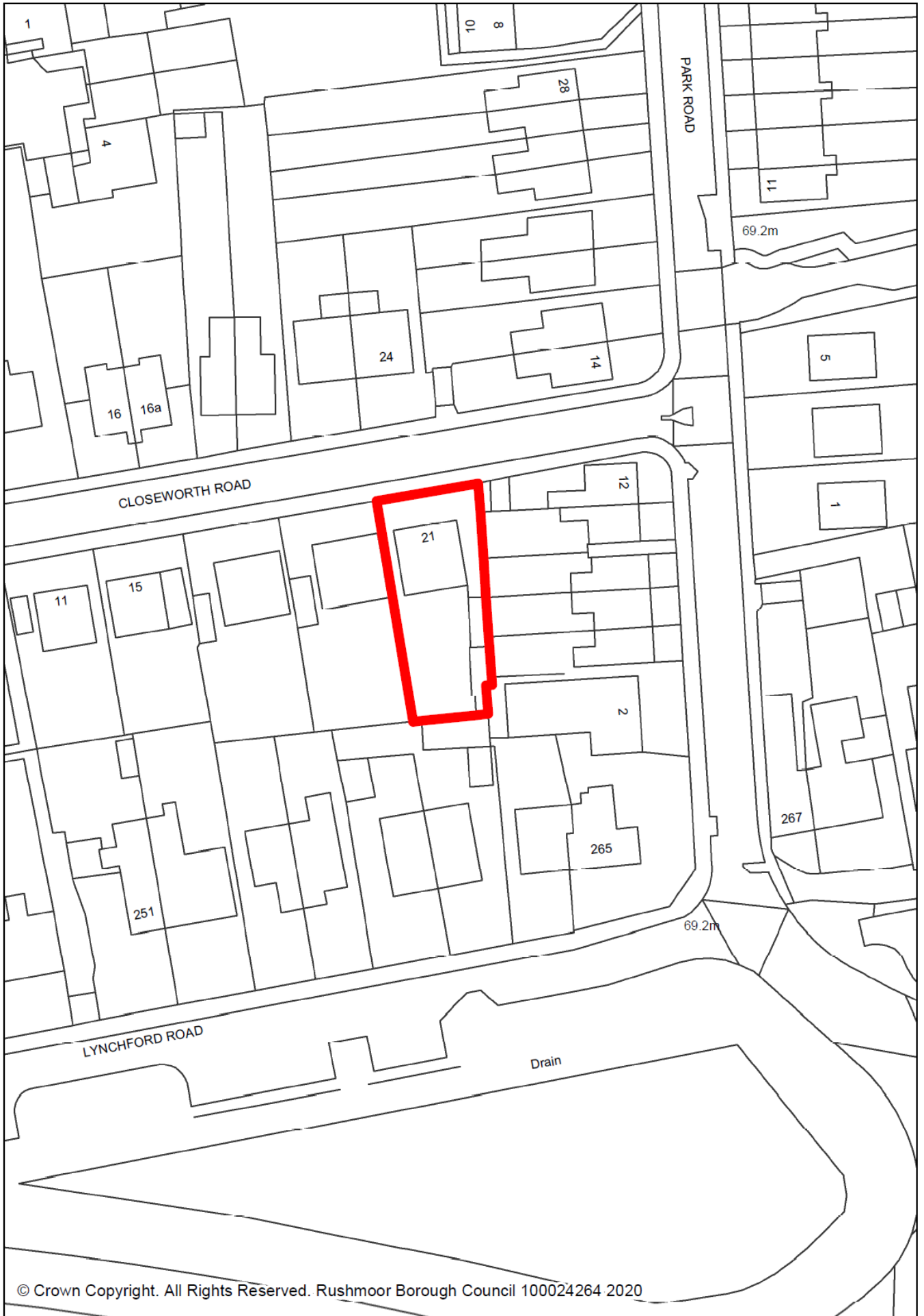
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the proposed extension would be in keeping with the existing property in terms of scale, design and use, would be acceptable in visual terms; have no material and undue impacts upon neighbours, and be acceptable in highways terms. The proposals are therefore considered acceptable having regard to Policies DE1 and IN2 of the adopted New Rushmoor Local Plan (2014-2032) and the Council's adopted Home Improvements & Extensions Supplementary Planning Document (February 2020).

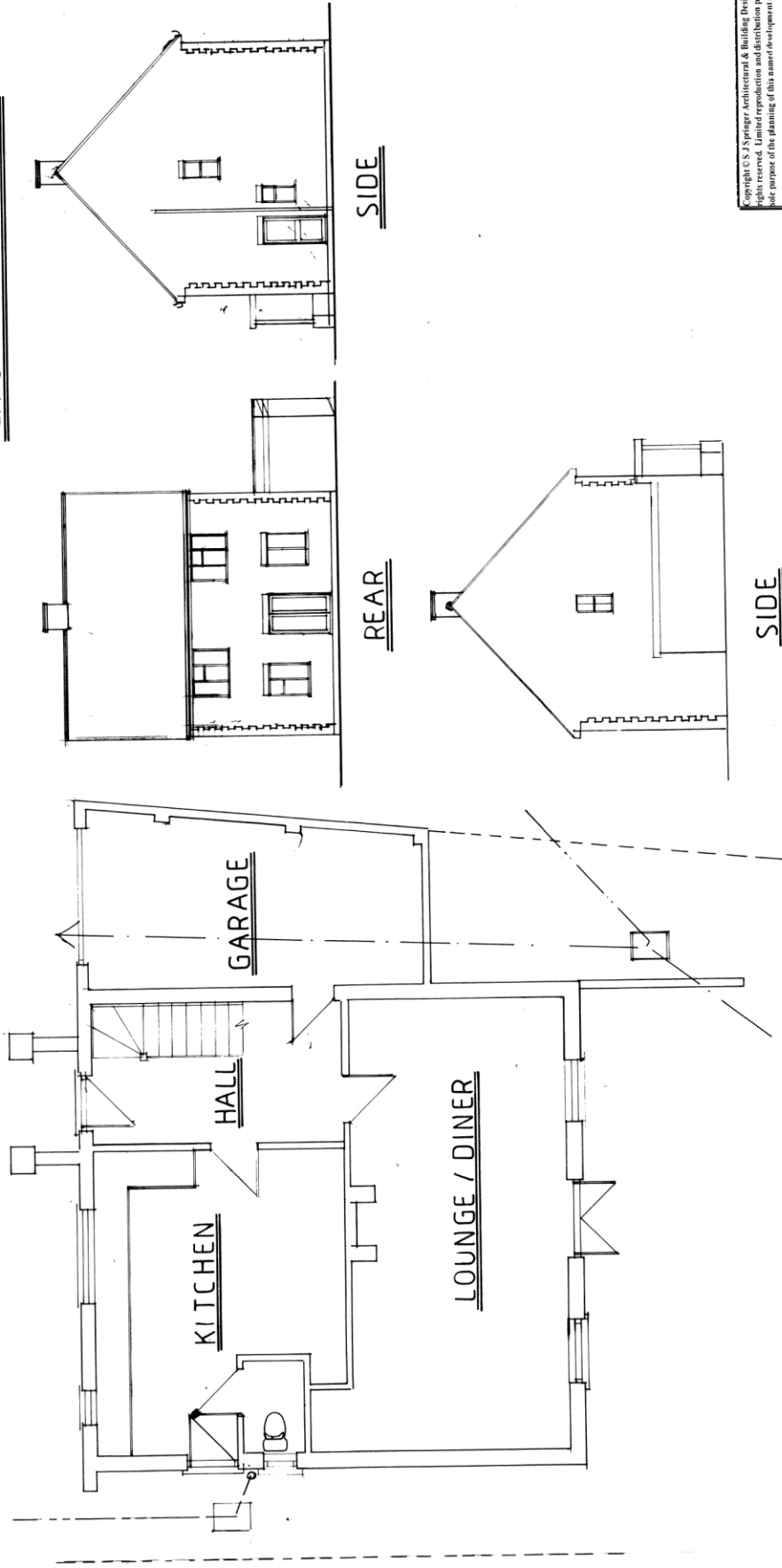
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

- 2 **INFORMATIVE -** The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Party Wall etc Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 3 **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.



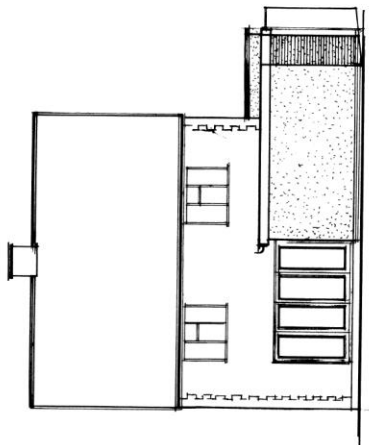
EXISTING ELEVATIONS



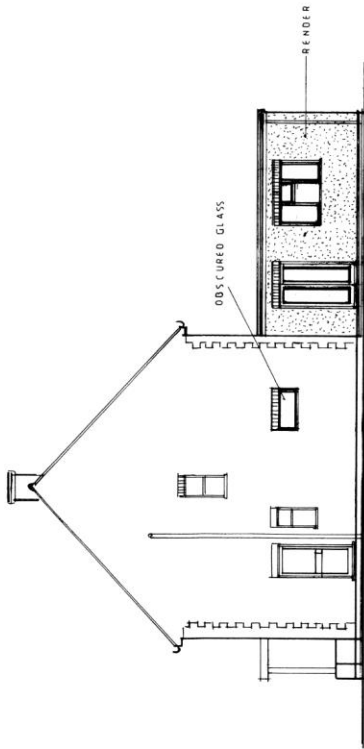
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Refer to figured dimensions only.

Revision Ref.	Rev. Date	Description
		Site Address 21 CLOSEWORTH ROAD FARNBOROUGH HANTS GU14 6JH
		Drawing Description EXISTING GROUND FLOOR LAYOUT & ELEVATIONS Date: 20 / 11 / 2020 Scale: 1:100 1:50
		Drawing NOS: 2020 / 1 / 3 Revision
S.J. Springer Architectural & Building Design Ltd 44 Netley Street, Farnborough, Hampshire, GU14 6AQ Tel/Fax 01252 541760 Email: sj@springer4d@gmail.com Company Reg No: 04514146		

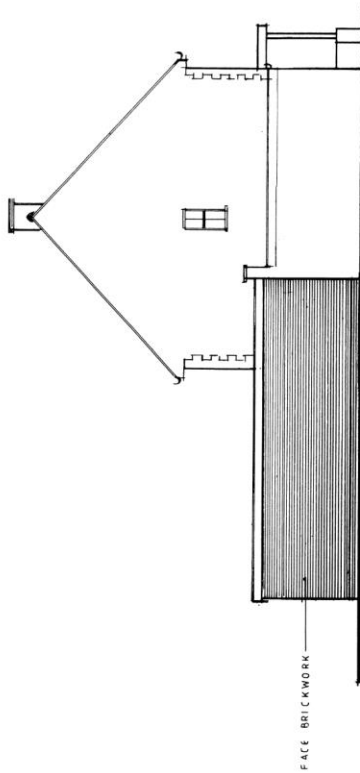
PROPOSED ELEVATIONS



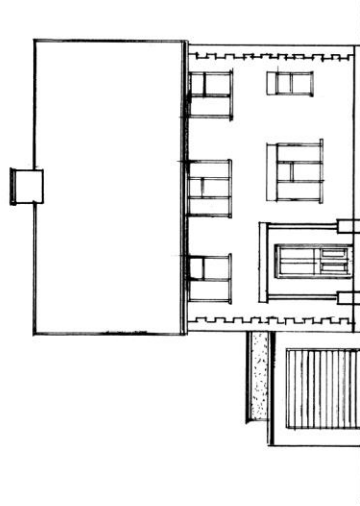
REAR



SIDE



SIDE



FRONT



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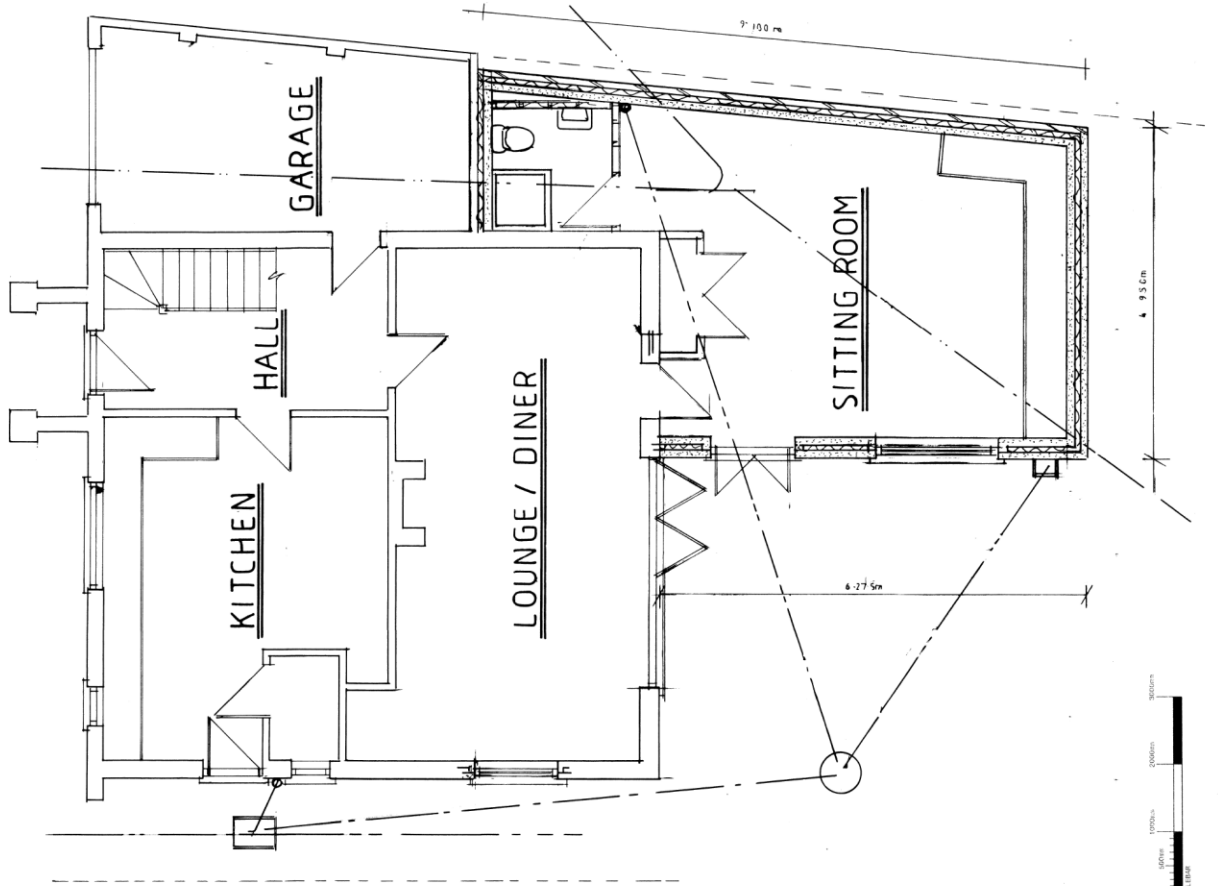
Revision Ref.	Rev. Date	Description
Client: Mr & Mrs WILKINSON		Site Address: 21 CLOSEWORTH ROAD FARNBOROUGH HANTS GU14 6JH
Drawing Description: PROPOSED ELEVATIONS	Date: 20 / 1 / 2020	Scale: 1:100
Drawing No: SJS 2020 / 1 / 1	Revision:	

S.J. Springer
Architectural & Building Design Ltd
44 Nettle Street, Farnborough, Hampshire, GU14 6AQ

Tel/Fax: 01252 541780 Email: sjsespringer44@gmail.com

Company Reg. No. 618182

PROPOSED GROUND FLOOR LAYOUT



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Revision Ref.	Rev. Date	Description
Client: Mr & Mrs WILKINSON <td></td> <td>Site Address: 31 GUSNORTH ROAD FARNBOROUGH HANTS GU14 6JH</td>		Site Address: 31 GUSNORTH ROAD FARNBOROUGH HANTS GU14 6JH
Drawing Description: PROPOSED GROUND FLOOR LAYOUT	Date: 20 / 1 / 2020	Scale: 1 : 50
Drawing No: S/S 2020 / 1 / 2	Revision	

Architectural & Building Design Ltd
44 Netley Street, Farnborough, Hampshire, GU14 6AQ
Tel/Fax: 01252 541769 Email: seviespringer44@gmail.com
Company Reg. No. 6481482

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Section D

The following applications are reported for INFORMATION purposes only. They relate to applications, prior approvals, notifications, and consultations that have already been determined by the Head of Economy, Planning and Strategic Housing and where necessary, in consultation with the Chairman, in accordance with the Council's adopted Scheme of Delegation.

If Members wish to have more details about the decision on any of the applications on this list please contact David Stevens (01252 398738) or John W Thorne (01252 398791) in advance of the Committee meeting.

Application 19/00388/CONDPP Ward: Empress
Applicant: Churchill Retirement Living
Decision: **Permission Granted**
Decision 15 January 2020
Proposal Submission of details pursuant to conditions 16 (construction method statement), and 20 (bat mitigation strategy) attached to planning permission 18/00623/FULPP dated 16th January 2019. (Amended documents received 29.10.2019).
Address **110 - 118 Victoria Road Farnborough**

Application 19/00596/COU Ward: Wellington
Applicant: Eclipse Commercial Investment Ltd
Decision: **Permission Granted**
Decision 21 January 2020
Proposal Change of use from first floor retail staff room to one bedroom flat
Address **41 Union Street Aldershot**

Application 19/00655/COND Ward: Wellington
Applicant: Mr Jack Riggs
Decision: **Permission Granted**
Decision 06 February 2020
Proposal Submission of details pursuant (Cambridge House, St Michaels House and Stable Block) to condition 3 (demolition method statement) of listed building consent application 17/00495/LBC2PP dated 9th November 2017.
Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot**

Application 19/00665/CONDPP Ward: Wellington
Applicant: Mr Jack Riggs
Decision: **Permission Granted**
Decision 28 January 2020
Proposal Submission of details part pursuant to condition 13 (drainage) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in relation to Reserved Matters Application Areas 15/00069/REMPP (Phase 2) Gunhill House and Water Tower), 15/00897/REMPP (Cambridge Military Hospital Phases 1b to 10) and 15/00898/REMPP (Louise Margaret Hospital Phase 1b to 4) within Development Zone C, Cambridge Military Hospital (Amended documents)
Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot**

Application 19/00680/CONDPP Ward: Fernhill
Applicant: Hamberley Development Ltd
Decision: **Conditions details approved**
Decision 21 January 2020
Proposal Submission of details pursuant to Condition Nos.16 (Construction Management Plan), 21 (Reptile Survey), 22 (Invasive Non-Native Species Strategy) and 25 (Tree Protection Method Statement) of planning permission 18/00614/FULPP dated 11 April 2019
Address **Randell House Fernhill Road Blackwater Camberley**

Application 19/00744/FULPP Ward: Wellington
Applicant: Spedeworth Motorsports
Decision: **Temporary permission Granted**
Decision 24 January 2020
Proposal Temporary change of use of land for a five year period for motorsport racing events on a maximum of 40 days in a calendar year and retention of racing event infrastructure on the land for the duration of the temporary period
Address **Pegasus Village Rushmoor Road Aldershot**

Application 19/00747/FULPP Ward: Manor Park
Applicant: Mr Yat Sang Wong
Decision: **Permission Granted**
Decision 14 January 2020
Proposal Change of use of ground floor from retail (Class A1) to a hot food takeaway (Class A5).
Address **266B High Street Aldershot**

Application 19/00781/TELE Ward: Aldershot Park
Applicant: BT Payphones
Decision: **No Objection**
Decision 30 January 2020
Proposal CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Ash Road Aldershot**

Application 19/00782/TELE Ward: West Heath
Applicant: BT Payphones
Decision: **Objection**
Decision 30 January 2020
Proposal CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Giffard Drive Farnborough**

Application 19/00783/TELE Ward: St Mark's
Applicant: BT Payphones
Decision: **Objection**
Decision 30 January 2020
Proposal CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Lynchford Road Farnborough**

Application 19/00784/TELE Ward: Fernhill
Applicant: BT Payphones
Decision: **No Objection**
Decision 30 January 2020
Proposal CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Pinewood Park Farnborough**

Application 19/00785/TELE Ward: Aldershot Park
Applicant: BT Payphones
Decision: **Objection**
Decision 30 January 2020
Proposal CONSULTATION FROM BT: Removal of payphone
Address **BT Payphone Selborne Avenue Aldershot**

Application 19/00787/TELE Ward: Cherrywood
Applicant: BT Payphones
Decision: **No Objection**
Decision 30 January 2020
Proposal CONSULTATION FROM BT: Removal of payphone
Address **BT Payphone Churchill Crescent Farnborough**

Application 19/00788/TELE Ward: Cherrywood
Applicant: BT Payphones
Decision: **Objection**
Decision 30 January 2020
Proposal CONSULTATION FROM BT: Removal of payphone
Address **BT Payphone Mayfield Road Farnborough**

Application 19/00789/TELE Ward: Knellwood
Applicant: BT Payphones
Decision: **No Objection**
Decision 30 January 2020
Proposal CONSULTATION FROM BT: Removal of payphone
Address **BT Payphone Ashley Road Farnborough**

Application 19/00790/TELE Ward: Empress
Applicant: BT Payphones
Decision: **No Objection**
Decision 30 January 2020
Proposal CONSULTATION FROM BT: Removal of payphone
Address **BT Payphone Ship Lane Farnborough**

Application 19/00793/FUL Ward: Wellington
Applicant:
Decision: **Temporary permission Granted**
Decision 14 January 2020
Proposal Use of the application site as a motorcycle training area and the erection of 6 shipping containers for storage and 2 portacabin classrooms
Address **Pegasus Village Rushmoor Road Aldershot**

Application 19/00796/FUL Ward: Knellwood
Applicant: Mr Stephen Carne
Decision: **Permission Granted**
Decision 14 February 2020
Proposal Demolition of existing 3 bedroom bungalow and erection of five bedroom three-storey dwelling
Address **33 Canterbury Road Farnborough**

Application 19/00800/COND Ward: Cove And Southwood
Applicant: Mr Mark Kirby
Decision: **Conditions details approved**
Decision 28 January 2020
Proposal Submission of details pursuant to Condition 4 (Bin Storage) and Condition 5 (Cycle Storage) of 17/01007/FULPP - Erection of single storey rear extension, alterations and change of use from retail shop to one two-bedroom flat
Address **102 Cove Road Farnborough**

Application 19/00806/CONDPP Ward: St Mark's
Applicant: Gulfstream Aerospace Ltd
Decision: **Conditions details approved**
Decision 26 February 2020
Proposal Submission of details pursuant to Condition 13 (Travel Plan) and Condition 16 (Noise Management Plan) attached to planning permission 18/00657/FULPP dated 8th November 2018
Address **Farnborough Airport Farnborough Road Farnborough**

Application 19/00810/TPO Ward: St John's
Applicant: Mr Joseph DaSilva
Decision: **Permission Granted**
Decision 29 January 2020
Proposal T1 Oak - trim growth to house aspect, back no further than roof line. T6 of TPO 101
Address **65 Dart Road Farnborough**

Application 19/00818/FULPP Ward: Empress
Applicant: Mr And Mrs Jones
Decision: **Permission Granted**
Decision 28 January 2020
Proposal Demolition of existing single garage and erection of new double garage
Address **2 Woodstocks Farnborough**

Application 19/00821/REVPP Ward: North Town
Applicant: Hill Partnerships Ltd.
Decision: **Permission Granted**
Decision 17 February 2020
Proposal Relaxation of Condition Nos.11 and 12 of planning permission 18/00321/REVPP dated 17 January 2019 to allow removal of two (2) additional trees
Address **North Town Redevelopment Site - Stage 2 - Land Bounded By Eastern Road And Denmark Square Pegasus Avenue Aldershot**

Application 19/00828/FULPP Ward: St Mark's
Applicant: Ms Hazel Eggleton
Decision: **Permission Granted**
Decision 28 February 2020
Proposal Change of use from 6 bedroom House In Multiple Occupation into 1 one-bedroom flat and 1 two-bedroom flat
Address **34A Southampton Street Farnborough**

Application 19/00829/TPOPP Ward: Fernhill
Applicant: Martyn Grant
Decision: **Permission Granted**
Decision 20 January 2020
Proposal Oak (T23 of TPO 367A) - Remove deadwood, reduce height by no more than 2.5m and sides by no more than 2m, cutting back to growth points, crown lift by no more than 5m and cut ivy at base
Address **21 Cotswold Close Farnborough**

Application 19/00830/FULPP Ward: Rowhill
Applicant: Mr Hamish Stewart
Decision: **Permission Granted**
Decision 24 January 2020
Proposal Erection of a part single and part two storey rear extension
Address **5 Cargate Hill Aldershot**

Application 19/00831/TPO Ward: Empress
Applicant: Mr Mark Draper
Decision: **Permission Granted**
Decision 15 January 2020
Proposal One storm damaged Sweet Chestnut (T8 of TPO 443A) cut back all branches by no more than 6 metres to leave a pollard standing 9 metres tall from ground level
Address **28 Empress Avenue Farnborough**

Application 19/00832/FULPP Ward: Rowhill
Applicant: Mr Assadullah Mir
Decision: **Permission Granted**
Decision 16 January 2020
Proposal Raise ridge height to form a first floor and two storey front and side extensions and new boundary fencing
Address **39 Cargate Avenue Aldershot**

Application 19/00836/TPO Ward: Empress
Applicant: Mrs Sarah Kelly
Decision: **Permission Refused**
Decision 15 January 2020
Proposal Remove one Sweet Chestnut (part of group G5 of TPO 444A) identified as T1 in application
Address **1 Leopold Avenue Farnborough**

Application 19/00842/FULPP Ward: Aldershot Park
Applicant: Mr Robert Dyer
Decision: **Permission Granted**
Decision 31 January 2020
Proposal Erection of a block of 3 garages (1 double, 2 single)
Address **Land On South Side Of Allden Avenue Allden Avenue Aldershot**

Application 19/00843/ADVPP Ward: Fernhill
Applicant: Mr Andy Horwood
Decision: **Permission Granted**
Decision 27 January 2020
Proposal Installation of 1no. internally illuminated fascia panel, 2no. non-illuminated fascia panels, 1no. internally illuminated projecting sign and 3no. vinyl signs applied externally to shop front window
Address **Farnborough Tesco Express 96 Chapel Lane Farnborough**

Application 19/00848/FULPP Ward: West Heath
Applicant: Mr & Mrs Bennell
Decision: **Permission Granted**
Decision 10 February 2020
Proposal Demolition of existing outbuilding and erection of single and two storey side extension with car port
Address **3 Mason Road Farnborough**

Application 19/00850/PDC Ward: North Town
Applicant: Mr & Mrs Gardiner
Decision: **Development is Lawful**
Decision 13 February 2020
Proposal CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT: Use of land for siting of mobile home to provide accommodation for an immediate family member of the occupants of the main dwellinghouse, and for purposes ancillary to main dwelling; the mobile home meeting the definition of a caravan as set out in the Caravan Sites Act, 1968
Address **2 Ainger Close Aldershot**

Application 19/00859/FUL Ward: Knellwood
Applicant: Mr And Mrs Pettifor
Decision: **Permission Granted**
Decision 28 January 2020
Proposal Erection of a single storey rear extension
Address **146 Reading Road Farnborough**

Application 19/00862/CONDPP Ward: Empress
Applicant: Lothbury Property Trust Company
Decision: **Conditions details approved**
Decision 05 February 2020
Proposal Submission of details pursuant to Condition No.12 (external lighting strategy) of planning permission 17/00866/FULPP dated 11 January 2018
Address **Blackwater Shopping Park Farnborough Gate Farnborough**

Application 19/00863/REVPP Ward: Cove And Southwood
Applicant: Mr Richard Coyle
Decision: **Permission Granted**
Decision 20 January 2020
Proposal Relief of condition 6 of planning permission 02/00661/FUL dated 3rd January 2003 to allow a single storey rear extension
Address **11 Hunter Road Farnborough**

Application 19/00864/FULPP Ward: Knellwood
Applicant: Mrs S Pryke
Decision: **Permission Granted**
Decision 17 February 2020
Proposal Erection of a two storey front extension and conversion of garage to habitable accommodation with pitched tiled roof
Address **15 Hatfield Gardens Farnborough**

Application 19/00865/FULPP Ward: Fernhill
Applicant: Mr And Mrs Simon And Lianne Ryder
Decision: **Permission Granted**
Decision 22 January 2020
Proposal Erection of a two storey side and single storey front and rear extension
Address **18 Irvine Drive Farnborough**

Application 19/00866/TPOPP Ward: St John's
Applicant: Mr Stephen Morrell
Decision: **Permission Granted**
Decision 24 January 2020
Proposal One Oak (T59 of TPO 407) T2 on submitted plan, reduce new growth shading the applicants property and house opposite by no more than 2 metres where it protrudes the furthest from the rest of the crown and remove deadwood
Address **34 Comfrey Close Farnborough**

Application 19/00867/ADVPP Ward: Wellington
Applicant: Mr Simon Clayton
Decision: **Permission Granted**
Decision 24 January 2020
Proposal 2 no. externally illuminated fascia signs, 1no. externally illuminated fixed wall sign at first floor level, 2 no. externally illuminated projection signs
Address **The George Wellington Street Aldershot**

Application 19/00869/FUL Ward: West Heath
Applicant: Mr K Pun
Decision: **Permission Granted**
Decision 22 January 2020
Proposal Retention of a part timber and brick structure with Polycarbonate sheet roof attached to rear of house
Address **181 Giffard Drive Farnborough**

Application 19/00874/TPO Ward: St John's
Applicant: Mr Daniel Allan
Decision: **Permission Granted**
Decision 29 January 2020
Proposal Four Oaks (group G8 of TPO 407) cut back lower branches that overhang boundaries of 7 and 9 Comfrey Close, by no more than 4 metres
Address **Land Affected By TPO 407 Comfrey Close Farnborough**

Application 19/00875/FULPP Ward: North Town
Applicant: Mr Paul Hicks
Decision: **Permission Granted**
Decision 29 January 2020
Proposal Installation of 2no. rapid electric vehicle charging stations to serve 2no. existing parking bays within the KFC car park
Address **Land Adjacent To 235 Ash Road Aldershot**

Application 19/00880/PDCPP Ward: St Mark's
Applicant: Shreeja Jain
Decision: **Development is Lawful**
Decision 20 January 2020
Proposal Certificate of Lawfulness for proposed development: Formation of dormer within rear facing roof slope to facilitate room in roof and installation of two roof lights within the front facing roof slope
Address **84 Park Road Farnborough**

Application 19/00881/PDCPP Ward: St Mark's
Applicant: Shreeja Jain
Decision: **Development is Lawful**
Decision 20 January 2020
Proposal Certificate of Lawfulness for proposed development: Erection of single storey rear extensions
Address **84 Park Road Farnborough**

Application 19/00882/ADVPP Ward: Wellington
Applicant: Mr Ben French
Decision: **Permission Granted**
Decision 31 January 2020
Proposal Display of 1no. non illuminated ATM header surround
Address **15 Wellington Street Aldershot**

Application 19/00883/TELEPP Ward: Empress
Applicant: EE Ltd
Decision: **Permission required & approval granted**
Decision 24 January 2020
Proposal The installation of 1No. 20m 'Phase 5' street pole, 3No. shrouded antennas, 2No. 0.3m dishes, and 2No. ground-based equipment cabinets and ancillary development thereto.
Address **Proposed Telecomm Mast At Farnborough Road Farnborough**

Application 19/00885/PDCPP Ward: Manor Park
Applicant: Mr & Mrs Alex Bayman
Decision: **Development is Lawful**
Decision 15 January 2020
Proposal Certificate of Lawfulness for Proposed Development: Formation of a hipped to gable roof to facilitate room in roof with roof lights in both front and rear facing roof slope
Address **63 Jubilee Road Aldershot**

Application 19/00889/CONDPP Ward: Empress
Applicant: Pinehurst Investments Limited
Decision: **Conditions details approved**
Decision 05 February 2020
Proposal Submission of details pursuant to Condition Nos.9 (landscaping scheme), 10 (landscape management plan) and 17 (biodiversity strategy) of planning permission 18/00466/FULPP dated 3 October 2019
Address **117 Farnborough Road Farnborough**

Application 19/00890/FUL Ward: Empress
Applicant: Mr And Mrs Harkins
Decision: **Permission Granted**
Decision 06 February 2020
Proposal Erection of a part two storey and part single storey rear extension and erection of front porch
Address **76 Ship Lane Farnborough**

Application 19/00892/ADVPP Ward: North Town
Applicant: Iceland Aldershot
Decision: **Permission Granted**
Decision 03 February 2020
Proposal Display of 1no. non illuminated fascia sign and 1no. non illuminated aluminium panel to existing freestanding sign
Address **Unit 14 Ivy Road Aldershot**

Application 19/00893/FULPP Ward: St John's
Applicant: Mr And Mrs L Nevill
Decision: **Permission Granted**
Decision 24 January 2020
Proposal First floor side extension over existing single storey extension
Address **1 Sunnybank Road Farnborough**

Application 19/00896/FULPP Ward: Manor Park
Applicant: Mr Rahim Fraboni
Decision: **Permission Granted**
Decision 03 February 2020
Proposal Relief of conditions 15 & 22 of planning permission 93/00630/FUL dated 9th December 1993 to allow the conversion of garage to habitable room, erection of a retaining wall to front garden and formation of a dormer window to create a bedroom
Address **13 Windmill Road Aldershot**

Application 19/00898/TPOPP Ward: Knellwood
Applicant: Ms Ellamae Fullalove
Decision: **Permission Granted**
Decision 06 February 2020
Proposal TVH001130 Scots Pine - Remove Deadwood Over 50mm Diameter, over site only. TVH001131 Sycamore - Crown lift over site only to clear trampoline. G10 of TPO 439A.
Address **Flat 1 Beresford Court 14A Church Circle Farnborough**

Application 19/00901/FUL Ward: Rowhill
Applicant: Mr And Mrs Hillier
Decision: **Permission Granted**
Decision 15 January 2020
Proposal Single storey front extension and a two storey rear extension
Address **6 Ayling Lane Aldershot**

Application 19/00904/TPO Ward: St John's
Applicant: Mr Spencer Maysh
Decision: **Permission Granted**
Decision 24 February 2020
Proposal T1 Oak - crown reduction by up to 4metres and crown lift to 6metres from ground level, including removing any dead, damaged or crossing branches. G30 of TPO 358A.
Address **6 Conway Drive Farnborough**

Application 19/00906/FUL Ward: Rowhill
Applicant: Mr L Thaper
Decision: **Permission Granted**
Decision 22 January 2020
Proposal Retention of Upvc White wood grain timber effect casement windows within the side and rear facing elevations of the property and replacement of existing timber framed sliding sash windows within the front facing elevation on ground floor bay, first floor bay and additional first floor window with white Upvc wood grain effect "Heritage Style" sliding sash windows along with a new "Victorian Style front door
Address **15 And 15A Lansdowne Road Aldershot**

Application 19/00909/FULPP Ward: West Heath
Applicant: Mr And Mrs Chandra Sundas
Decision: **Permission Granted**
Decision 28 January 2020
Proposal Erection of a two storey side extension
Address **153 West Heath Road Farnborough**

Application 19/00914/TPO Ward: St John's
Applicant: Mrs Angela Bunch
Decision: **Permission Granted**
Decision 10 February 2020
Proposal T24 Cherry and adjacent Cherry - reduce back to previous pruning points, T25 Oak - reduce canopy by no more than 2m. TPO 355A.
Address **Land Affected By TPO 355A - At Kingfisher Close, Between Minley Road, Woodlands Road And Nightingale Close Farnborough**

Application 19/00915/FULPP Ward: Knellwood
Applicant: Mr Steven Morgan
Decision: **Permission Granted**
Decision 20 February 2020
Proposal Proposed single storey front and side extension following demolition of existing detached garage
Address **7 Church Avenue Farnborough**

Application 19/00916/FULPP Ward: Empress
Applicant: Mr James Davidson
Decision: **Permission Granted**
Decision 06 February 2020
Proposal Erection of a single storey front and side extension following removal of existing single garage
Address **The Chimes 15 Chingford Avenue Farnborough**

Application 19/00919/TPOPP Ward: Knellwood
Applicant: Ms Ellamae Fullalove
Decision: **Permission Granted**
Decision 14 February 2020
Proposal Works to trees which are part of TPO 439A, TVH numbering relates to submitted plan. TVH001133 Scots Pine sever and remove Ivy to no more than 1.5 metres above ground level both trees (group G9 of TPO 439A). TVH001137 English Oak (T34) remove deadwood over 50mm diameter, remove deadwood site side only and lift crown over driveway at Farley Court. TVH001138 English Oak (T35) remove deadwood over 50mm diameter, crown lift over driveway at Fairfax Mews. TVH001140 English Oak (group G4) crown lift over footpath no more than 2.5 metres from ground level, 5.2 metres over road and clear building by no more than 3 metres. TVH001143 (group G4) group of Oaks and Scots Pines, prune to clear building by no more than 3 metres. TVH001144 English Oak (group G4) crown lift to no more than 2.5 metres from ground level.
TVH001145 group English Oaks (group G8) remove deadwood over 50mm diameter and crown lift to no more than 2.5 metres from ground level

Address **Fairfax Mews Church Road East Farnborough**

Application 19/00920/TPOPP Ward: Knellwood
Applicant: Ms Ellamae Fullalove
Decision: **Permission Granted**
Decision 13 February 2020
Proposal Works to trees which are part of TPO 439A including : (TVH001154 as per submitted plan) fell two Oaks and two Scots Pines and reduce the other back from building (group G18 of TPO 439A). group of Oaks TVH001156 (group G18) clear building by no more than 3 metres. TVH001162 group of Oaks (group G17) cut back to clear street lamp. THVA000514 remove one Scots Pine (group G18)

Address **The Quinneys Cambridge Road West Farnborough**

Application 19/00923/TPOPP Ward: Empress
Applicant: Ms Ellamae Fullalove
Decision: **Permission Granted**
Decision 17 February 2020
Proposal Group TVH001197 Oak, Sycamore, False Acacia, Lawson Cypress -
Crown Lift over carpark by upto 2.5m. G1 of TPO 457
Address **Pipers Patch Clockhouse Road Farnborough**

Application 19/00930/FUL Ward: West Heath
Applicant: Mrs Y Fertnig
Decision: **Permission Granted**
Decision 14 February 2020
Proposal Erection of single storey rear extension and 2m high close boarded
fencing to eastern boundary
Address **50 Hanover Gardens Farnborough**

Application 20/00005/TPOPP Ward: Fernhill
Applicant: Mr Mark Wilkinson
Decision: **Permission Granted**
Decision 28 February 2020
Proposal One English Oak (T5 of TPO 321) crown thin by no more than 20%
Address **27 Woodlands Walk Blackwater Camberley**

Application 20/00006/FUL Ward: Cherrywood
Applicant:
Decision: **Permission Granted**
Decision 07 February 2020
Proposal Erection of solar panels to the roof of the
existing building
Address **7 Chancerygate Way Farnborough**

Application 20/00007/FULPP Ward: Manor Park
Applicant: Mr Jan Pratt
Decision: **Permission Granted**
Decision 31 January 2020
Proposal Demolition of existing single storey rear extension and the erection of a single storey side/rear extension
Address **45 St Michaels Road Aldershot**

Application 20/00011/FULPP Ward: Knellwood
Applicant: Mr Andy Moran
Decision: **Permission Granted**
Decision 24 February 2020
Proposal Erection of part first floor side/rear extension, erection of a single storey rear extension and raised deck area
Address **24 Ashley Road Farnborough**

Application 20/00012/FUL Ward: Empress
Applicant: Mrs Sarah Kelly
Decision: **Permission Granted**
Decision 11 February 2020
Proposal Demolition of existing garage and erection of ground floor side
Address **1 Leopold Avenue Farnborough**

Application 20/00019/TPOPP Ward: Knellwood
Applicant: Mr Simpson
Decision: **Permission Granted**
Decision 28 February 2020
Proposal One Scots Pine (T23 of TPO 435A) remove to ground level
Address **14 Pirbright Road Farnborough**

Application 20/00020/FUL Ward: West Heath
Applicant: Mr And Mrs Boyle
Decision: **Permission Granted**
Decision 31 January 2020
Proposal Erection of first floor front extension and changes in fenestration
Address **87 Giffard Drive Farnborough**

Application 20/00021/FUL Ward: Cherrywood
Applicant: Mr Andrzej Gorczynski
Decision: **Permission Granted**
Decision 06 February 2020
Proposal Retention of an open timber canopy with tiled roof to rear of property
Address **141 Caswell Close Farnborough**

Application 20/00022/FULPP Ward: Manor Park
Applicant: Mr Ross Thurgar
Decision: **Permission Granted**
Decision 27 February 2020
Proposal Retention of outbuilding for use as a hairdressing salon in rear garden
Address **248 Lower Farnham Road Aldershot**

Application 20/00025/FULPP Ward: Empress
Applicant: Mrs Paula Jory
Decision: **Permission Granted**
Decision 10 February 2020
Proposal Removal of existing conservatory and erection of a single storey rear extension with roof lantern and installation of two roof lights in side roof slope
Address **Landscape House 11A Chapel Street Farnborough**

Application 20/00027/REXPD Ward: Rowhill
Applicant: Mrs Alexandrina Doru
Decision: **Prior approval is NOT required**
Decision 06 February 2020
Proposal Erection of a single storey rear extension measuring 6 metres from the original rear wall, 2.4 metres to the eaves and 3.7 metres overall height
Address **28 Kingsway Aldershot**

Application 20/00029/PDCPP Ward: Aldershot Park
Applicant: Mr And Mrs Lucy Crockford
Decision: **Development is Lawful**
Decision 06 February 2020
Proposal Formation of L-shape dormer to the rear to facilitate a loft conversion and two roof lights in front roof slope
Address **36 Ash Road Aldershot**

Application 20/00035/FULPP Ward: St Mark's
Applicant: Mr & Mrs Paul & Helen Pople
Decision: **Permission Granted**
Decision 17 February 2020
Proposal Erection of a single storey side/rear extension
Address **50 Somerset Road Farnborough**

Application 20/00037/FULPP Ward: Manor Park
Applicant: Mr And Mrs Yarde
Decision: **Permission Granted**
Decision 27 February 2020
Proposal Installation of three roof lights within the front facing elevation roof slope and one roof light within the rear facing elevation roof slope
Address **1 East Station Road Aldershot**

Application 20/00038/REVPP Ward: St Mark's
Applicant: Mr Kevin Neill
Decision: **Permission Granted**
Decision 20 February 2020
Proposal Variation of condition 3 attached to planning application Ref; RSH05910 dated 06/01/1989 (erection of 5 four bed semi-detached houses and 1 three-bedroom semi-detached house with single garages) to allow the erection of a single storey rear extension, dormer within rear facing roof slope and outbuilding within rear garden.
Address **65 Netley Street Farnborough**

Application 20/00039/GENENQ Ward: North Town
Applicant:
Decision: **Planning Permission not required**
Decision 12 February 2020
Proposal Use of a brick built shed in the rear garden as a dog grooming business_
Address **32 Calvert Close Aldershot**

Application 20/00040/COND Ward: Manor Park
Applicant: D J Green & Associates
Decision: **Split decision**
Decision 17 February 2020
Proposal Request for confirmation of compliance with all conditions (except Nos.5 and 8) imposed by planning permission 18/00264/FULPP dated 15 June 2018
Address **La Fontaine Court 92 Windmill Road Aldershot**

Application 20/00041/NMA Ward: Manor Park
Applicant: Mr T Cotugno
Decision: **Permission Granted**
Decision 04 February 2020
Proposal Non-material amendments to planning permission 18/00264/FULPP dated 15 June 2018 to retain windows and doors as retained/installed; amend approved car park surfacing to permeable tarmac; provide alternative bike storage racking; and amendments to landscaping and external works
Address **La Fontaine Court 92 Windmill Road Aldershot**

Application 20/00043/FULPP Ward: Fernhill
Applicant: Mr And Mrs Tsang
Decision: **Permission Granted**
Decision 28 February 2020
Proposal Installation of rear first floor patio doors, flat roof terrace, railings and external stair case
Address **100A Chapel Lane Farnborough**

Application 20/00044/NMA Ward: Cherrywood
Applicant: Rushmoor Borough Council
Decision: **Permission Granted**
Decision 22 January 2020
Proposal Non Material Amendment to 19/00466/FUL (for provision of MUGA, pump track and outdoor gyms) to extend footprint of the outdoor gym on southern footpath from 36sqm, 6.4m x 5.5m, to 52 sqm, 8m x 6.5m
Address **Moor Road Playing Fields Moor Road Farnborough**

Application 20/00046/REXPD Ward: West Heath
Applicant: Mr A Stocker
Decision: **Permission Granted**
Decision 14 February 2020
Proposal Erection of a single storey extension measuring 3.8 metres deep from the rear wall of the house x 2.2 to the eaves and 3.3 metres overall height
Address **14 Northcote Road Farnborough**

Application 20/00047/FUL Ward: Cove And Southwood
Applicant: Ms Jacqueline Nazer
Decision: **Permission Granted**
Decision 14 February 2020
Proposal Enlarge rear dormer approved under planning permission 18/00578/FULPP dated 25th September 2018, render ground floor of property and clad first floor
Address **12 Southwood Road Farnborough**

Application 20/00050/FULPP Ward: Cherrywood
Applicant: Mrs K Anderson
Decision: **Permission Granted**
Decision 17 February 2020
Proposal Erection of a single storey rear extension and installation of window at ground floor level within side facing elevation of existing house
Address **5 Dunstall Park Farnborough**

Application 20/00053/REXPD Ward: St John's
Applicant: Mrs Patrycja Mrula
Decision: **Prior approval is NOT required**
Decision 17 February 2020
Proposal Erection of a single storey rear extension measuring 4 metres from the original rear wall, 2.9 metres to the eaves and 3 metres in overall height
Address **37 Twelve Acre Crescent Farnborough**

Application 20/00054/FULPP Ward: Manor Park
Applicant: Mr BEN SNEDDON
Decision: **Permission Granted**
Decision 14 February 2020
Proposal Erection of part two storey and part single storey rear extension
Address **17 Church Hill Aldershot**

Application 20/00055/SCREEN Ward: Wellington
Applicant:
Decision: **Environmental Assessment Not Required**
Decision 31 January 2020
Proposal Screening opinion to determine whether the proposed development for up to 105 residential units, up to 130 student units and up to 2000 square metres commercial/retail/business uses constitutes EIA
Address **Development At Union Street Union Street Aldershot**

Application 20/00057/CONDPP Ward: Empress
Applicant: Terrestrial Developments Ltd
Decision: **Conditions details approved**
Decision 04 February 2020
Proposal Submission of details pursuant to Condition No. 5 (communal aerial/satellite dish system details) of planning permission 17/00448/REVPP dated 1 September 2017
Address **Thomson House 296 Farnborough Road Farnborough**

Application 20/00067/NMAPP Ward: Cherrywood
Applicant: Fenwicks Limited
Decision: **Permission Granted**
Decision 04 February 2020
Proposal Non-Material Amendment : amendments to wording of Condition Nos.3 (external finishing & surfacing materials details), 10 (screen & boundary enclosure details), 15 (noise management plan), 18 (external lighting details) and 21 (surface & foul water drainage details) of planning permission 17/00075/FULPP dated 25 July 2017
Address **122 Hawley Lane Farnborough**

Application 20/00069/CONDPP Ward: Empress
Applicant: Terrestrial Developments Ltd
Decision: **Conditions details approved**
Decision 14 February 2020
Proposal Submission of details pursuant to Condition Nos.10 (soundproofing of all plant and machinery details) and 11 (facilities for storage and collection of refuse) of planning permission 17/00448/REVPP dated 1 September 2017
Address **Grand View 296 Farnborough Road Farnborough**

Application 20/00071/PDCPP Ward: West Heath
Applicant: Mr & Mrs Smith
Decision: **Development is Lawful**
Decision 28 February 2020
Proposal Formation of a roof extension to both sides and a rear dormer window to create rooms in roof
Address **73 Fernhill Road Farnborough**

Application 20/00077/COND Ward: Manor Park
Applicant: D J Green & Associates
Decision: **Conditions details approved**
Decision 04 February 2020
Proposal Submission of details pursuant to Condition Nos.5 (communal aerial system details) and 8 (external lighting details) of planning permission 18/00264/FULPP dated 15 June 2018
Address **La Fontaine Court 92 Windmill Road Aldershot**

Application 20/00080/FUL Ward: Empress
Applicant: Mr And Mrs Boyle
Decision: **Permission Granted**
Decision 28 February 2020
Proposal Erection of single storey front extension
Address **68 Ship Lane Farnborough**

Application 20/00081/REV Ward: St John's
Applicant: Mr E. Rowlandson
Decision: **Permission Granted**
Decision 27 February 2020
Proposal Relief of Condition 18 of planning permission 04/00713/FUL dated 18/11/2004 to allow the conversion of garage to form a habitable room and changes in fenestration
Address **30 Woodlands Road Farnborough**

Application 20/00086/FULPP Ward: Knellwood
Applicant: Mr & Mrs Kelly
Decision: **Permission Granted**
Decision 02 March 2020
Proposal Erection of a part single and part two storey side extension and formation of pitched roof over single storey front element
Address **36 Charlecote Close Farnborough**

Application 20/00090/COND Ward: Manor Park
Applicant: Douglas Wemyss Solicitors
Decision: **Split decision**
Decision 18 February 2020
Proposal Request for confirmation that Condition Nos.1 (life of planning permission, 6 (site working hours restrictions during the construction/demolition period), 9 (implementation of landscaping approved with Condition No.8), 10 (no building materials to be stored within root protection zone(s) of adjoining trees during the construction period), 11 (provision and retention of off-street parking facilities as approved) and 13 (approved plans for the development) of planning permission 12/00118/FULPP dated 27 April 2012 as amended by amendments to fenestration and external finishing and surfacing materials approved with 14/00080/MMA dated 10 April 2014 have been complied with

Address **Proposed Development To Rear Of Volunteer Inn Windmill Road Aldershot**

Application 20/00091/FUL Ward: Rowhill
Applicant: Mr S Edwards
Decision: **Permission Granted**
Decision 27 February 2020
Proposal Retention of a single storey rear extension
Address **7 Ayling Hill Aldershot**

Application 20/00092/EDC Ward: Empress
Applicant: Mr Mawson
Decision: **Development is Lawful**
Decision 02 March 2020
Proposal Retention of a single storey rear extension
Address **18 Faraday Road Farnborough**

Application 20/00097/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs Dealtry
Decision: **Permission Granted**
Decision 27 February 2020
Proposal Erection of a single storey side and rear extension
Address **124 Cove Road Farnborough**

Application 20/00119/NMA Ward: Cove And Southwood
Applicant: Mr Martin White
Decision: **Permission Granted**
Decision 12 February 2020
Proposal Non material minor amendment to planning application 19/00467/FUL dated 8th August 2019 to allow changes in ridge height of roof to match main roof and insertion of window
Address **120 Ively Road Farnborough**

Development Management Committee
11th March 2020

Planning Report No. EPSH2009

Esso Pipeline Project

1. Introduction

The Head of Economy, Planning and Strategic Housing will give a verbal update on the current position with regard to the application (Our Ref.19/00432/PINS) submitted to the Planning Inspectorate for a Development Consent Order in respect of a Major Infrastructure Project to permit the renewal and partial realignment of an existing Southampton to London fuel pipeline which crosses Rushmoor Borough.

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Development Management Committee
11th March 2020

**Head of Economy, Planning and
Strategic Housing**
Report No. EPSH2010

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 14 Ash Road, Aldershot

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**Site location** **14 Ash Road, Aldershot****Alleged breach** **Fence posts higher than 2 metres and erection of decking****Recommendation** **No Further Action**

A complaint was received regarding new fencing and decking erected in the rear garden of the property. It was claimed the fencing exceeds two metres in height, is visually harmful and dangerous. The decking was claimed to house foxes. The owner/occupier was contacted regarding the height of the fencing as this is the only element which might constitute a breach of planning control. The decking is less than 30cm high. The owner/occupiers removed some of the fence panels leaving it less than two metres in height and therefore falling within permitted development. However, the concrete supporting posts still remain at full height. The owner/occupier was contacted and asked to lower the posts or to submit a planning application for their retention. Neither were forthcoming and correspondence with the owner/occupier of the site has ceased.

As the fence panels have been lowered and only the posts now remain at over two metres it is considered that if an application were to be submitted it would receive a recommendation that permission be granted.

Full recommendation:**NO FURTHER ACTION**

Associated Documents Enforcement Reference 19/00132/BOUND

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Development Management Committee
11th March 2020

Head of Economy, Planning and
Strategic Housing
Report No. EPSH2011

**Urgent Action – Blandford House and Malta Barracks, Shoe Lane Aldershot
Application Reference 17/00914/OUTPP**

1.0 Background

- 1.1 On 6th November 2019 the Development Management Committee resolved to grant planning permission for:

Development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces).

The decision was to grant subject to completion of a S.106 Planning Obligation by 28 February 2020 and, in the event the agreement was not completed, to refuse permission.

- 1.2 Despite ongoing efforts to complete the s106 by 28th February 2019, the applicants were concerned that this deadline was not achievable and requested an extension of the s106 completion deadline until 27th March 2020. The applicant was concerned that it would not been possible to return the sealed documents to Rushmoor due to the Defence Infrastructure Organisation (DIO) being in the middle of an office move. Since this request, there have also been further negotiations between RBC and the applicants in respect of the detail of the agreement.
- 1.3 Accordingly, an extension of time for completion of a satisfactory s106 Planning Obligation until **Friday 27th March 2020** was agreed as an urgent action by the Chairman of the Development Management Committee, in consultation with the Head of Economy, Planning and Strategic Housing on 28th February 2019.
- 1.4 The amended recommendation in respect of Application 17/00914/OUTPP now reads:

“FULL RECOMMENDATION

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 to secure the measures set out in (but not restricted to) the Heads of Terms of the Agreement below, the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions

and informatives set out below and the Corporate Manager - Legal Services to settle the detailed terms of the S106 agreement:-

HEADS OF TERMS - S.106 AGREEMENT

- 1) **Affordable Housing** – 30% of the new units on the site to be affordable housing in accordance with an Affordable Housing Strategy to be submitted and agreed, to include:
 - i. 30% of units in each zone (excluding the Blandford House building) to be affordable housing and to be provided at the same time as private housing in each zone (5% variance applied to each zone);
 - ii. Each Reserved Matters Application to be accompanied by an Affordable Housing Statement to demonstrate compliance with the AHS;
 - iii. Clusters of affordable housing shall be no greater than ten units (12 in the case of flats).
 - iv. Tenure mix of 70% affordable rent and 30% intermediate (shared ownership), as set out in the Housing Mix Ratio table below, with mechanism to review and agree with LPA, subject to local needs and viability;

	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Total
Affordable Rent (70%)	25%	15%	20%	25%	15%	100%
Intermediate (30%)	30%	20%	30%	20%		100%

- v. All affordable housing units to be accessible and adaptable by meeting the requirements of Part M4 (2) of the building regulations and the Technical Housing Standards;
- vi. 10% of new affordable rented units within each zone to be wheelchair accessible/adaptable to meet the requirements of the Building Regulations M4 (3) taking into account the guidance produced by Habinteg;
- vii. Affordable housing to be managed by a Registered Provider and RBC to secure nomination rights to 100% of first lettings or equity sales of the Affordable Housing Units and 75% of subsequent lettings and 100% of re sales;

- viii. The provision within the development of a ground-floor three-bedroom wheelchair flat with outdoor amenity space to meet RBCs need for housing with people with disabilities;
- 2) **Self-build and/or Custom-build Homes – minimum of 5% of the new homes to be provided** and the submission of a Self-Build Plot Plan and Self Build Marketing Strategy, to ensure that the plots are offered for sale at a reasonable price, and marketed for a satisfactory period, with a mechanism to allow the owner/developer free to develop plots if no purchaser is identified;
- 3) **Estate Management Company** – Details of the body to be responsible for collecting the service charge and for the maintenance and management of identified features of the development. Submission of an agreed strategy for the management of open spaces, woodland, play areas and un-adopted roads prior to first occupation, to include details of the legal framework, management structure, account charge, estate charges framework, and maintenance standards;
- 4) **SANG** – SANGs to be provided in accordance with the SANG Delivery Strategy (October 2019), to include;
- i. Mechanism to ensure sufficient funds for full establishment and in perpetuity management costs of the SANG;
- ii. SANG to be implemented and opened prior to first occupation of the residential development to which it relates with mechanism for phasing in relation to Development SANG and Strategic SANG options;
- iii. SANG car park to be provided with the delivery of the Strategic SANG;
- iv. Delivery of associated off-site SANG works prior to occupation – Wellesley Woodland links;
- v. SANG allocation strategy for third party schemes to be agreed with RBC together with a schedule that can be updated by agreement with the Council and without the need for a formal deed of variation;
- vi. Step in rights for the Council.
- 5) **SANG Ecological Management Plan/s** - SANGs to be maintained in accordance with the SANG Ecological Management Plans (and subsequent updates) required by Condition 22 of the planning permission;
- 6) **SAMM Contributions** - Developer to pay contributions per dwelling towards Strategic Access Management and Monitoring measures in accordance with the Council's TBH SPA Avoidance and Mitigation Strategy. Payments prior to occupation within relevant Development Zone/ Phase;

- 7) **Amenity Open Space** – Detailed specification and a timetable for the design, construction and delivery of the proposed Amenity Open Space within Development Zones A, C, D, E & F on Phasing Plan 2491-C-1106-SK3 shall be submitted as part of the Reserved Matters Application for the Development Zone to which it relates. The Amenity Open Space shall be provided as approved prior to the first occupation of that Development Zone.
- 8) **Equipped Play Space** - Detailed specification and a timetable for the design, construction and delivery of the proposed Equipped Play Space within Development Zones C & F on Phasing Plan 2491-C-1106-SK3 shall be submitted as part of the Reserved Matters Application for the Development Zone to which it is located within. The Equipped Play Space shall be provided as approved prior to the first occupation of that Development Zone.
- 9) **Transport (HCC)** – Developer to provide infrastructure and/or financial contributions to include;
 - i. A Transport Contribution to mitigate impact at Shoe Lane / Forge Lane and Government House Road / Shoe Lane (changes to road markings);
 - ii. Submission and implementation of a full Travel Plan/School Travel Plan, payment of the Travel Plan Approval and Monitoring fees, and the School Travel Plan Contribution, and provision of a surety mechanism to ensure implementation of the Travel Plan.

In the event of failure to complete the agreement by **27th March 2020** the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that inadequate provision is made in respect of SPA mitigation, affordable housing, open space, play areas, and transport obligations and contributions.”

2.0 Recommendation

2.1 That the report be NOTED

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

BACKGROUND PAPERS: Planning Application File 17/00914/OUTPP

**Planning (Development Management) summary report for the quarter
Oct-Dec 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 1st September to 31st December 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 second 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 source of demand on our service numbering 88 determinations 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	Oct-Dec 2019	Government Target	2018/2019 Total %
3	100%	60%	91.5%

* Whilst one of the 3 decisions in quarter 3 fell outside the statutory period, it was the subject of an agreed extension of time and is therefore recorded as 'in time'.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Oct-Dec 2019	Government Target	2018/2019 Total %
25	100%	65%	80.4%

* Whilst three of the 25 decisions in quarter 3 fell outside the statutory period, three were the subject of agreed extensions of time and are therefore recorded as 'in time'.

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

Decisions in quarter	Oct-Dec 2019	Government Target	2018/2019 Total %
75	89.3%	80%	93.8%

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	Oct-Dec 2019	Appeal Decisions
40% max	0%	2

3. Workload

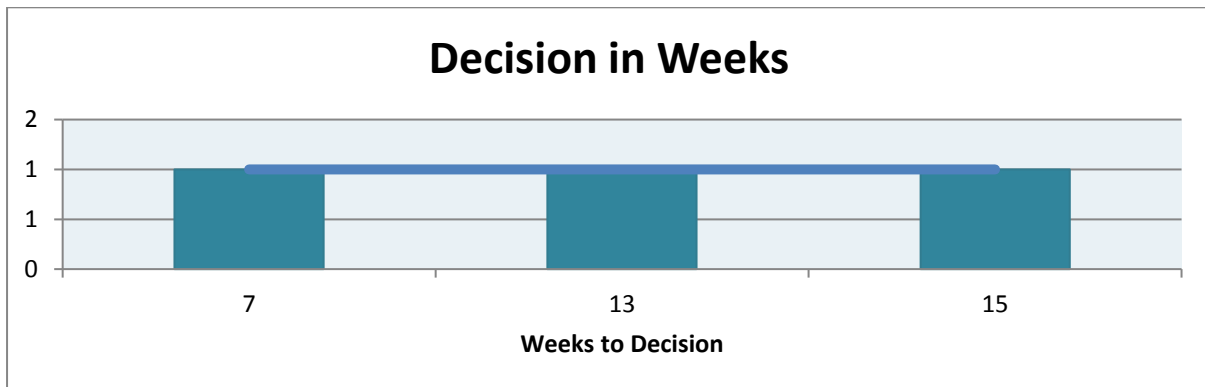
3.1 This section deals with workload demand on the Development Management in the third quarter.

Departmental Work Demand Oct-Dec 2019

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
309	81	1430	280	4

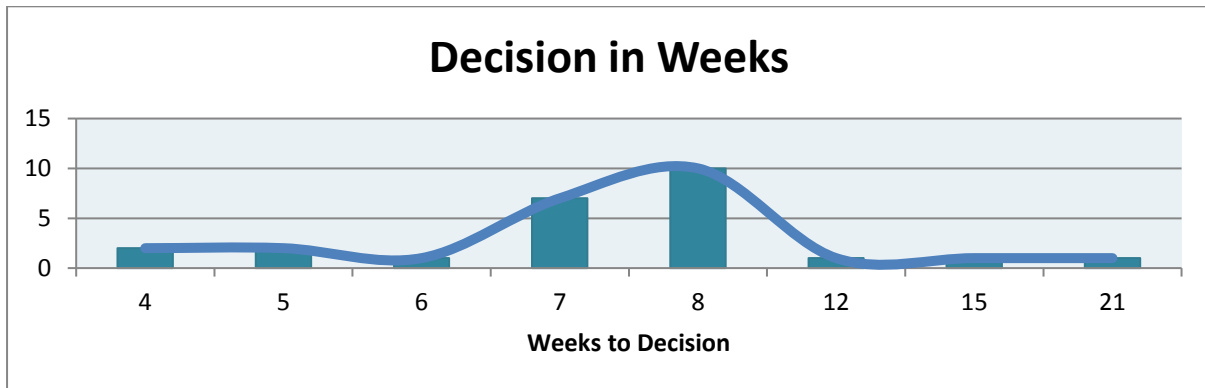
3.2 The following graphs present the time period being taken to determine different types of application in the third quarter of 2019-20.

Major and small-scale majors Total 3



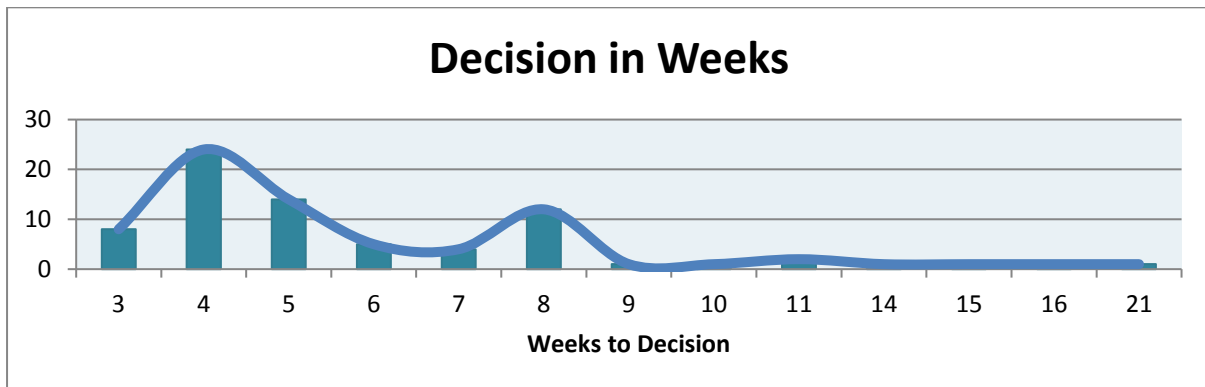
3.3 Performance in the third quarter of 2019-20 with regard to Major applications remains above the Government target with all cases determined within the statutory 13 week period or subject to agreed extensions of time.

Minor (Non householder) applications Total 25



3.4 This second graph illustrates the determination times for minor applications, 100% of which were determined within the statutory period or in accordance with agreed extensions of time in the third quarter of 2019-20.

'Other' (Including Householder) applications Total 75



3.5 This third graph shows that in the third quarter of this financial year a significant proportion (over 60%) of householder applicants received decisions before the end of five weeks after their validation date.

4. Fee Income

4.1 The total planning fee income received for the quarter was £64,944 against a budget estimate of £120,000, a small increase over the £56,341 in the previous quarter.

4.2 The total pre-application income received for the quarter was £4,940 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 and Rowhill Copse SANGs is now complete and there will henceforth be no further contributions or reports in respect of these projects. Some residual contributions from the Southwood II SANG are still arriving. Allocation with a view to collection of contributions in respect of the first phase of the new Southwood Country Park SANG commenced in August 2019 to date no associated project has reached the stage where payment is due.

Section 106 contributions received	Oct-Dec 2019
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£202,138.40
Open Space (specific projects set out in agreements)	£0
Affordable Housing (In lieu of on-site provision)	£0
SANGS a) Southwood II b) Southwood Country Park	a) £6,500 b) £0
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart)	a) £711 b) £0 c) £194,927.43 d) £0
Transport (specific projects set out in agreements)*	£0

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

*Contributions relating to SAMM and Transport are paid to Hampshire County Council.

Seven new undertakings/legal agreements were signed in the period Oct-Dec 2019.

6. Comment on workload for this quarter

6.1 This third quarter saw a marked numerical increase in numbers of application submissions and a slight fall in pre-application submissions. Both Planning Application fees and Pre-application receipts remained significantly below the budgetary estimates. Demand continued for minor and householder proposals. The submission of at least two major regeneration project applications, which have been under discussion for a considerable length of time and which would

command fees at the larger end of the scale, has been subject to slippage arising from matters outside the applicants' and the Council's control. The expectation remains that at least one of these will be submitted within the fourth quarter of the financial year.

7. Wellesley

- 7.1 There have been 545 residential 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 of completion for Phases B1 & B2 (227 residential units). Works are advancing on Corunna Phases B3 & B4 to provide a further 454 residential dwellings. To date 232 units are occupied within the entire zone, including affordable housing.
- 7.3 Gunhill (Development Zone E) which consists of 107 residential units. This is located west of the Cambridge Military Hospital and north of Hospital Road. 71 units of private rented accommodation are occupied to date.
- 7.4 Works are progressing on phase 1 of McGrigor Zone D. This is north of the Cambridge Military Hospital and east of Maida Zone. It will provide a total of 116 residential units. 16 of the units are currently occupied.
- 7.5 Work has now lawfully commenced on the first phases of the Cambridge Military Hospital Development Zone C. This follows the approval of details pursuant to pre-commencement conditions attached to the reserved matters and listed building consents for the main hospital, Louise Margaret Hospital and Gunhill House & Water Tower. Weston Homes are planning to do a marketing launch for The Cambridge Military Hospital in September 2020, with the first occupations expected at the start of 2021.

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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