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RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*to be held as a Virtual Meeting on
Wednesday, 27th May, 2020 at 7.00 pm*

To:

VOTING MEMBERS

Cllr J.H. Marsh (Chairman)
Cllr C.J. Stewart (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr J.B. Canty
Cllr R.M. Cooper

Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr K. Dibble

Cllr C.P. Grattan
Cllr Nadia Martin
Cllr B.A. Thomas

NON-VOTING MEMBER

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

STANDING DEPUTIES

Cllr Sophie Porter
Cllr M.D. Smith

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 - 8)

To confirm the Minutes of the meeting held on 11th March, 2020 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 9 - 130)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2013 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	20/00149/FULPP	Units 2A & 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough	For information
3	20/00171/FULPP	Development at Union Street, Aldershot	For information
4	20/00287/FULPP	Land at Solartron Retail Park, Solartron Road, Farnborough	For information
5	20/00301/FULPP	Farnborough College of Technology, Boundary Road, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
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6	17-42	19/00873/FULPP	2-4 Mount Pleasant Road, Aldershot	Grant
7	43-49	20/00213/FULPP	Kings Moat Car Park, Westmead, Farnborough	Grant
8	51-78	20/00229/FULPP	Woodcot Court, 2A Woodcot Gardens, Farnborough	Grant
9	79-100	20/00248/FULPP	29 Whites 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 131 - 132)

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. URGENT ACTION - BLANDFORD HOUSE AND MALTA BARRACKS, SHOE LANE, ALDERSHOT – (Pages 133 - 144)

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2018 (copy attached) on the further extensions of time to allow for the completion of a satisfactory s106 Planning Obligation in respect of Blandford House and Malta Barracks, Shoe Lane, Aldershot.

6. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 145 - 150)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2014 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

7. APPEALS PROGRESS REPORT – (Pages 151 - 152)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2015 (copy attached) on the progress of recent planning appeals.

8. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY - MARCH 2020 AND FOR THE FINANCIAL YEAR 2019-2020 – (Pages 153 - 158)

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2016 (copy attached) which updates on the Performance Indicators for the Development Management section of Planning, and the overall workload for the Section for the period 1st January to 31st March, 2020, and provides summary figures for the financial year 1st April, 2019 to 31st March, 2020.

9. **APPOINTMENTS TO STANDING CONSULTATION GROUP –**

To appoint the Chairman and Vice-Chairman and one representative from each of the political groups to the Standing Consultation Group.

10. **APPOINTMENTS TO DEVELOPMENT MONITORING GROUPS –**

1) **Farnborough Town Centre**

To appoint the Chairman or Vice-Chairman and the three Empress Ward Councillors to the Farnborough Town Centre Development Monitoring Group set up by the Committee during the 2008/2009 Municipal Year.

2) **North Town – Aldershot**

To appoint the Chairman or Vice-Chairman and the two North Town Ward Councillors to the North Town Development Monitoring Group.

3) **Wellesley – Aldershot Urban Extension**

To appoint the Chairman or Vice-Chairman and the three Wellington Ward Councillors to the Wellesley Development Monitoring Group.

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>

Development Management Committee
27th May 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, 11th March, 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 Mara Makunura
Cllr C.J. Stewart

Apologies for absence were submitted on behalf of Cllr A.H. Crawford and Cllr P.F. Rust.

Cllr Gaynor Austin attended the meeting as a Standing Deputy.

Non-Voting Member

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

51. DECLARATIONS OF INTEREST

There were no declarations of interest.

52. MINUTES

The Minutes of the meeting held on 15th January, 2020 were approved and signed by the Chairman.

53. 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:

* 20/00024/FULPP (No. 36 Invincible Road, Farnborough);

20/00099/FUL (No. 21 Closeworth 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. EPSH2008, 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).

- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2008 in respect of this application was amended at the meeting

54. **ESSO PIPELINE PROJECT**

The Head of Economy, Planning and Strategic Housing gave an 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 the Borough.

The Committee was advised that further documents had been submitted by the latest consultation deadline of 5th March, 2020, including an updated draft Statement of Common Ground, signed under delegated authority by the Head of Economy, Planning and Strategic Housing.

The Committee noted that the Examination Panel was due to publish further documents on 12th March, 2020, with a deadline for responses of 31st March, 2020.

RESOLVED: That the report be noted.

55. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 14 ASH ROAD, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2010 regarding a complaint received regarding new fencing and decking erected in the rear garden of No. 14 Ash Road, Aldershot.

The Committee noted that the complainant had claimed that the fencing exceeded two metres in height and was visually harmful and dangerous. After contact was made with the owner/occupier, some fence panels had been removed, leaving it less than two metres in height and therefore falling within permitted development. Whilst some of the concrete supporting posts remained and were above two metres in

height, the Committee was advised that, were an application submitted, it would receive a recommendation that permission be granted.

RESOLVED: That no further action be taken.

56. **URGENT ACTION - BLANDFORD HOUSE AND MALTA BARRACKS, SHOE LANE, ALDERSHOT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2011 (as amended at the meeting), regarding an urgent decision, made in consultation with the Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the 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).

Members were reminded that the Committee had resolved to grant planning permission on 6th November, 2019 for the above development, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 28th February, 2020.

The Committee noted that, despite ongoing efforts, the applicants had been concerned that this deadline would not be achievable and had requested an extension of the completion deadline until 27th March, 2020. Whilst this request had been agreed on 28th February, 2020 by the Chairman in consultation with the Head of Economy, Planning and Strategic Housing, there remained the possibility that the complexity of the issues involved might preclude completion by 27th March, 2020. Members were asked to approve a further recommendation to allow for additional flexibility in the timescale beyond that date, to be agreed by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman.

RESOLVED: That the amendment of the final paragraph of the recommendation agreed by the Chairman's Action on 28th February 2020 be approved to read as follows:

"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 either:

- a) refuse planning permission on the grounds of inadequate provision made in respect of SPA mitigation, affordable housing, open space, play areas, and transport obligations and contributions; or
- b) agree a further extension of time for completion of the agreement, subject to the Corporate Manager – Legal Services advising that the prospect of completion within the agreed period was realistic."

57. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER - DECEMBER 2019**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2012 (as amended at the meeting) which provided an update on the position with respect to achieving performance indicators for the Development Management section of Planning and the overall workload of the section for the quarter from 1st October to 31st December, 2019.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2012 (as amended at the meeting) be noted.

The meeting closed at 7.40 pm.

CLLR J.H. MARSH (CHAIRMAN)

Development Management Committee

Appendix "A"

Application No. & Date Valid: **20/00024/FULPP** **8th January 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. at **36 Invincible Road Farnborough Hampshire GU14 7QU**

Applicant: Travis Perkins (Properties) Limited

Conditions:

Application No. & Date Valid: **20/00099/FUL** **4th February 2020**

Proposal: Erection of single-storey rear & side extension and alterations to form granny annexe at **21 Closeworth Road Farnborough Hampshire GU14 6JH**

Applicant: Mrs Rachael Wilkinson

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

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

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

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.

Development Management Committee
27th May 2020

Head of Economy, Planning and
Strategic Housing
Report No. EPSH2013

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	20/00149/FULPP	<p>Refurbishment and amalgamation of existing Units 2A & 3 Blackwater Shopping Park, including removal of existing mezzanine floors, revised car parking and servicing arrangements; relief from Condition No. 4 of planning permission 93/00016/FUL dated 10 January 1994 to allow use as a foodstore (Use Class A1) with new mezzanine floor to provide ancillary office and staff welfare facilities, ancillary storage and plant machinery areas; use of part of new foodstore unit as self-contained mixed retail and cafe/restaurant use (Use Classes A1/A3); loss of existing parking spaces to front of proposed foodstore to provide new paved area with trolley storage bays and cycle parking; installation of new customer entrances to new units; widening of site vehicular access to Farnborough Gate road to provide twin exit lanes; and associated works (re-submission of withdrawn application 19/00517/FULPP)</p> <p>Units 2A & 3 Blackwater Shopping Park, 12 Farnborough Gate, Farnborough</p> <p>Additional information has been requested by the Highway Authority and is awaited from the applicants. It is too early to present this application to Committee.</p>

3	20/00171/FULPP	<p>Demolition of the existing buildings and construction of 100 residential units (Use Class C3) and 128 student units (Use Class Sui Generis) together with 2,237sqm (GEA) of flexible retail/commercial/business/community floorspace (Use Class A1-A5/B1/D1), public realm enhancements including hard and soft landscaping and associated access, servicing, car parking and cycle parking ("the Proposed Development").</p> <p>Development at Union Street, Aldershot</p> <p>This application remains under consideration. It is too early to present this application to Committee.</p>
4	20/00287/FULPP	<p>Refurbishment, extension and amalgamation of Units 3 and 4 Solartron Retail Park to facilitate new enlarged single retail premises (Class A1) to be used as a 'foodstore' and associated works to Unit 2 Solartron Retail Park, service yard and reconfiguration of the car park</p> <p>Land At Solartron Retail Park, Solartron Road, Farnborough</p> <p>This application has only recently been received and consultations and neighbour notifications are underway. It is too early to present this application to Committee.</p>
5	20/00301/FULPP	<p>Erection of replacement part single storey, part two storey building for aerospace research and development ancillary to existing educational use</p> <p>Farnborough College Of Technology, Boundary Road, Farnborough</p> <p>This application has only recently been received and consultations and neighbour notifications are underway. It is too early to present this application to Committee.</p>

Section B

Petitions

There are no petitions to report.

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

Case Officer	Katie Ingram
Application No.	19/00873/FULPP
Date Valid	3rd December 2019
Expiry date of consultations	19th April 2020
Proposal	Erection of 17 dwellings (11x 3 beds, 4x 2 beds and 2x 1 bed) with associated parking and landscaping, following the demolition of the existing industrial buildings
Address	2 - 4 Mount Pleasant Road Aldershot
Ward	Manor Park
Applicant	Mr N Cleere
Agent	Mr Jason O'Donnell, Arktec Architectural Consultancy
Recommendation	GRANT subject to s106 Planning Obligation

Description

The application site is a corner plot on the south western side of Mount Pleasant Road with a frontage of 48m to Mount Pleasant Road and 62m to Eddy Road. The ground levels fall across the site from north to south by approximately 2.5m. At the south western rear boundary there is another drop to Eddy Road of 2.5m which is supported by a retaining wall. The site is occupied by 1 and 2 storey redbrick industrial buildings and offices, some shipping containers and a staff car park. The site was recently vacated by a pen and promotional printing business. The only entrance to the site is on Mount Pleasant Road.

The area is residential. North west of the site on Mount Pleasant Road are 1-5 Breakspear Terrace, five three storey modern terraced houses erected following approval of planning application 13/00869/FULPP. Other housing on Mount Pleasant Road comprises a mix of Victorian terraced housing and more modern semi-detached dwellings. The south eastern and south western site boundaries are adjoined by Eddy Road, a cul-de-sac of 1960s/70s terraced houses. There is a row of 13 lock-up garages against the south western rear boundary wall serving properties here. The north western boundary is adjoined by the rear boundaries of Nos. 56 to 68 Windmill Road and 1-5 Breakspear Terrace.

Just prior to submission a row of semi-mature sycamore trees which were not protected were removed from the rear boundary.

The application proposes the demolition of all buildings and the erection of 17 dwellings laid out as follows:

- Eleven 3-bedroom three-storey terraced houses fronting Mount Pleasant Road and Eddy Road along the north eastern and south eastern boundaries (Units 1-11)
- A three-storey apartment block containing 6 flats for affordable housing (four 2- beds and two 1-bed flats) located to the rear of the site (Units 12-17)
- New vehicle crossovers would be created to access each of the proposed terraced houses and the existing vehicular entrance would be retained leading to the apartment building

The terraced dwellings (Units 1-11) would be set back from the highway boundary by 5m and provided with a forecourt area each of 5m x 5m wide to create two parking spaces. Each terrace would have a rear garden with a depth of 8.5m. The ground floor would comprise an integral single garage and kitchen/dining room with living room and bedrooms on the first and second floors. Each house would measure 5.7m wide x 10m deep with a ridge height of 10.5m with transverse ridged roofs with flat roof dormers to the front and rear. The elevations would be finished with red facing bricks under plain clay roof tiles. On Eddy Road the houses would be split into two attached groups (of 2 and 3 units) and on Mount Pleasant Road there would be a continuous group of six, stepped down to follow the change in ground level.

The apartment building would be located 1.7m from the side north western boundary and 4.2m from the rear south western boundary and set back from Mount Pleasant Road by 40m facing the site entrance. It would measure 16.2m wide x 11.5m deep and have a fully hipped roof with an eaves height of 8m and an apex height of 11.4m incorporating front and rear flat dormers. All the units would be affordable rented units as required by Policy LN2 (Affordable Housing) of the New Rushmoor Local Plan (2019). There would be a parking court in front of the building with 10 spaces to serve the flats. A cycle store for 10 cycles and a bin store would be against the north western side boundary. 4 visitor spaces would also be provided on the site.

The application is supported by a design and access statement, streetscene elevations, an ecological site survey, a preliminary geo-environmental risk assessment, site survey and on request, and a parking stress and availability survey.

The applicants are in the process of preparing and submitting a S106 Planning Obligation to secure the required financial contributions towards SPA mitigation, enhancement of public open space and transport contributions to comply with the Local Plan and Supplementary Planning Documents. An update of this will be provided at the Committee Meeting.

Consultee Responses

HCC Highways Development Planning	No objection subject to conditions and financial contribution towards installation of new restrictions secured by a S106 Agreement.
RBC Parks Development Officer	No objection subject to a Public Open Space financial contribution being secured.
RBC Contracts Manager, Community	No objections.

RBC Ecologist Officer	No objection subject to conditions.
HCC Surface Water Drainage Consultations	No objection subject to conditions following receipt additional details.
Thames Water	No objections.
RBC Environmental Health	No objection subject to conditions.
RBC Housing	No objection following receipt of amended plans.
Planning Policy	No planning policy objections

Neighbours notified

In addition to posting a site notice and press advertisement, 60 individual letters of notification were sent to properties in Eddy Road, Windmill Road and Mount Pleasant Road.

Neighbour comments

39 objections have been received from the occupants of 4, 5, 6, 8, 9, 10, 11, 12, 16, 18, 21,23 and 24 Eddy Road; 50, 54, 58, 60 and 86 Windmill Road, 5, 8, 9, 23 and 86 Mount Pleasant Road and 442 Selbourne Road, 23 Friend Avenue, 26 Redan Road Aldershot; and 18 Cranford Avenue, Fleet.

The principal objection is to the removal of opportunities for street parking in Eddy Road and Mount Pleasant Road. A summary of the objections received is as follows:-

(a) Parking:

- There are already huge problems with parking on Eddy Road with residents fighting for spaces. Life will be unbearable if this scheme goes ahead;
- People are already forced to park on double yellow lines;
- The new homes will remove 10-15 street parking spaces which is not acceptable;
- 17 new homes will equate to a minimum of 34 cars, which is not viable;
- Displacement of vehicles from Eddy Road will add to already dire parking situation in the area;
- The loss of parking will cause an extreme adverse effect for residents which should not be underestimated;
- There should be a single entrance with a central parking area on the proposed site;
- Family sized properties often own more than 1 car and most properties on Eddy Road don't have off-street parking spaces and have 3 bedrooms;
- Old people or parents with youngsters sometimes have to park 2 streets away which is also unsafe;
- A parking stress survey should be carried out;
- The area is already overpopulated and will cause road congestion;
- It is hard to visit friends;
- Parking problems are exacerbated on Aldershot FC match days;
- This will significantly reduce the value of my property [*Officer note: a reduction in property value is not a matter that can be taken into consideration in determining*

planning applications];

- No doubt it will go ahead as objections were made regarding Breakspear Terrace which still went ahead;
- Money seems to be more important than human cost;
- Occupants of 1-5 Breakspear Terrace do not use their garages or forecourts for parking; and
- Councillors should view for themselves the difficulties residents have in the evenings.

(b) Highway Safety:

- Access for refuse lorries and emergency services will be almost impossible as people will park opposite the new driveways on Eddy Road;
- There are multiple incidences of cars being damaged as they turn or reverse up the road;
- The location of the driveways will remove any safe pedestrian pathway as both sides of the road will have traffic turning in and out; and
- More developments will make it unsafe for pedestrians and other road users.

(c) Neighbouring Amenity:

- Having the flat building so close to the rear boundaries of properties in Windmill Road will lead to gardens and the rooms at the rear of the properties being overlooked and will result in loss of natural light and sunlight;
- The block would sit directly on the south east boundary which already struggles to get enough sunlight for plants to grow;
- The windows on the side of the block will overlook the garden and rear facing windows of **XXXXXX**;
- The block will substantially block the view from my property on Windmill Road across the valley reducing property value [*Officer Note: loss of a private view is not a matter that can be taken into account in considering planning applications*];
- What is the need for a high-rise block of flats so close to the boundary with adjacent properties? There should be enough space to build without unduly infringing on neighbouring properties;
- Noise and dust during construction will lead to unacceptable disturbance to all including young children trying to sleep [*Officer Note: the impacts of the construction period of a development cannot be taken into consideration in the determination of planning applications*];
- Plots 4 -6 will directly look into the garden and hallway windows of 8 Mount Pleasant Road; and
- The flats will block light into the houses and look into the front windows of the houses on the south western spur of Eddy Road.

(d) Other:

- Bats are clearly observable in the area despite the fact the report states that 24-hour operation of the factory discourages them and the submitted ecological appraisal does not mention that the chimney on the site has been investigated;
- The trees along the south western boundary have been removed but the roots remain, and they have damaged the rear walls of the Eddy Road garages. They should be removed and garages repaired [*Officer Note: Alleged damage to property from existing development does not constitute a planning consideration in the determination of this application*];
- There is insufficient infrastructure in the town to support new houses;

- I question the need for the development as windfall sites are not necessary in order for the Borough to meet its housing allocation target [Officer Note : an allowance for housing provision from windfall sites' has to be incorporated into the Council's housing targets];
- Poor air quality will be worsened; and
- Given the recent sink hole in Eddy Road additional construction traffic makes this proposal a worry.

One letter of support from a property in Church Road, Aldershot.

Policy and determining issues

The site is located within the built-up area of Aldershot. The site is not located within or near a Conservation Area and it does not contain a Listed Building or is near one.

Policies SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), IN3 (Telecommunications), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open Space, Sport and Recreation), DE10 (Pollution), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees and Landscaping), NE4 (Biodiversity), NE6 (Managing Fluvial Flood Risk) and NE8 (Sustainable Drainage Systems) of the adopted New Rushmoor Local Plan (2014-2032) are relevant to this application.

The Council's adopted supplementary planning documents (SPD) on 'Planning Contributions - Transport' 2008, 'Car and Cycle Parking Standards', 2017, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated July 2019, are also material considerations in the determination of the application. The National Planning Policy Framework (NPPF), which was revised in February 2019, is also relevant.

The main determining issues of this application are considered to be:-

1. The principle of development,
2. The visual impact
3. The impact on neighbours
4. The living environment created
5. Parking and highways considerations
6. Open space provision
7. The provision of affordable housing
8. The water environment and
9. Impact on nature.

Commentary

1. The principle of development -

The site has a long-established light industrial use (Class B1(c)) but is not designated as a Key or Strategic Employment Site by the New Local Plan (2019). Accordingly, there is no planning policy requirement for the existing commercial use to be retained. The site is not a Heritage Asset or within a Conservation Area. Located in the built-up area boundary of Aldershot the principle of residential development is accepted.

The National Planning Policy Framework (2019) at Paragraph 68 actively encourages the development of small to medium sized brownfield sites within existing settlements to provide land for homes. It is acknowledged that the continuation of the current commercial use is not wholly viable or suitable as it is located in a residential area.

With regards to ground contamination, the applicants have undertaken an initial site investigation which has identified elevated levels of certain contaminants in some samples such that it is recommended that further investigation be undertaken once the site has been cleared of buildings. The Council's Environmental Health Officer is satisfied with this approach and the conclusions of the report and raises no objection subject to the imposition of conditions to require further site investigation work to be undertaken and for any mitigation works to be implemented prior to the commencement of the construction works.

Having taken into account the policies in the Rushmoor Local Plan (2019) the proposal is considered acceptable in principle subject to all usual development control issues being satisfactorily resolved.

2. Visual impact -

The predominant character is of terraced and semi-detached housing of a mix of ages. The proposed three storey terraced houses would have the greatest visual impact. The plot sizes and width and depth of the houses would be similar in scale to the surrounding built form and site layout. The dwellings have a ridge height of 10.5m and would be slightly taller than the two storey houses opposite, but not significantly so. The third storeys would be accommodated in the roof with the use of flat roofed dormers in the front and rear roof planes. The terraces take the same form and design as the modern adjacent houses at Breakspear Terrace on Mount Pleasant Road and match this development in terms of ridge, eaves, and fenestration heights and levels.

The houses would be set back from the highway boundary by 5m, matching the building line of Breakspear Terrace. The houses on Eddy Road would be split into two groups of 2 and 3 units reducing bulk and being more in keeping with variety of dwelling types in the street-scene. Units 6-11 on Mount Pleasant Road would be staggered in height to follow the changing levels on the road. The site entrance at the edge of the site provides a gap between the proposed dwellings and 1-5 Breakspear Terrace. The site layout plan shows some landscaping planting in the front of the properties to soften their appearance in the street.

Traditional and entirely conventional external finishes of facing red brick with stone cills and brick detailing under plain clay roof tiles would be used. These are not out of character with the area, although submission of samples of finishes would be required in the event of permission being granted.

The flat building would be 11.4m tall with a fully hipped roof. It would be 0.9m taller than the houses and set back from the front boundary by 40m. It is considered that there is sufficient space between the dwellings and the flat building so that there would not be a cramped appearance. Finishes and flat roof dormers on the front and rear would be the same as the terraces. The parking court would be mostly screened from the street-scene.

It is considered that the proposed terraced houses and apartment building would integrate satisfactorily into the surrounding area and overall the development would be consistent with the existing scale and character of the area and would therefore comply with Policy DE1 of the Rushmoor Local Plan (2019).

3. Impact on neighbours -

The terraces would be 18m to 21m from houses on the opposite side of Mount Pleasant Road and Eddy Road. Notwithstanding objections raised, this is a standard separation and relationship between houses on opposite sides of a street; and would not cause an undue loss of privacy.

An objection has been raised that Units 5 and 6 will overlook the rear garden and side windows of 8 Mount Pleasant Road, which is on the corner of Eddy Road. This property has no substantial boundary treatment along its boundary with Eddy Road enclosing the rear garden; and it is reasonable to expect that the owner of this property could alleviate their concern by erection some form of screening. With regards to inter-looking from the side elevation of Unit no. 6, these windows are to circulation space and are 18m from 8 Mount Pleasant Road. Given these factors, it is considered there would be no material loss of privacy arising from the proposal to that property.

Concerns have been raised that the apartment building will result in an unacceptable loss of daylight, sunlight and privacy to the rear-facing gardens and rooms of nos. 58 and 60 Windmill Road. The flat building is 1.8m from the rear boundaries and 17m from the rear elevations of those properties. It has an eaves height of 8m and an apex roof height of 11.4m, with a fully hipped roof and a footprint of 11.5m along the boundary. The north western side elevation of the apartment block has three windows which serve bathrooms which can be obscure glazed by condition to satisfactorily address overlooking impact.

The building is largely to the east of the south-east facing gardens and given separation distances and its orientation and size, is considered that its impact by way of overshadowing would not be materially harmful. Loss of daylight to rear facing living areas and windows have been considered and calculated as to have a minimal impact.

The building will result in a loss of some outlook from the rear facing living areas and gardens of the Windmill Road properties however land levels at the Windmill Road dwellings are approximately 1m higher than the application site, and the living areas and decking are at first floor level (with garage and utility room at ground floor). Given this and the separation distances it is considered that the impact on neighbouring amenity from the apartment building would, on balance, be acceptable.

The proposed apartment block would be 22m away from the front elevations of dwellings on Eddy Road south west of the site. Although the trees have been removed along this boundary, it is considered this separation distance would not cause harmful interlooking contrary to the representations received. The proposed building would be set back 4m from the site boundary and the change in land levels and garages is also considered to provide a buffer.

Taking all matters into consideration it is considered that the proposal would have an acceptable impact on the amenity of the occupants of neighbouring properties by way of overlooking, loss of daylight and sunlight and of being overbearing, and in this regard would comply with Policy DE1 of the Rushmoor Local Plan (2019) and the relevant guidance in the NPPF (2019).

4. The living environment created -

The terraced houses are 3-bedroom (5 person) dwellings with gross internal floor areas of 124.73sqm each. They meet the minimum gross internal floor area, bedroom size and storage requirements of Policy DE2 (Internal Residential Space Standards). There is a route for the bins from the terraces to be brought to the front of each property for collection from the street on the appropriate day.

The flat building has four 2-bed (4 person) flats and two 1-bed (2 person) flats. The 2-bed flats each measure 70.5 sqm and the 1-bed flats measure 61sqm (which does not include floor space below a head height of 1.5m). All the flats meet the minimum floor area requirements and bedroom sizes and storage areas are also compliant. It is noted that Units 16-17 have an additional small study room. This is not a bedroom as it does not meet the minimum standard for being a single bedroom : as such, these units must not be advertised as 2-bed units.

Policy DE3 (Residential Amenity Space Standards) requires new development to 'provide good quality useable private outdoor space in the form of gardens, balconies and roof terraces'. The minimum requirement is 5sqm for a flat and 30sqm for a 2-plus bedroom house. Where private open space cannot be added due to site conditions, additional living space equivalent to the private open space requirement can be added.

There are no balconies in the flats as it is considered that balconies here would cause harmful overlooking to surrounding dwellings. The flats exceed the minimum internal floor area requirement by 5sqm in order to comply with Policy DE3. There is some communal landscaped amenity space to the rear of the apartment building with a depth of 4m. The terraced houses are served with adequately sized gardens of more than 60sqm each.

There is the potential for an impact on neighbouring amenity within the site. It is recommended that the windows in both side elevations of the flat building are obscure glazed to prevent overlooking to adjoining properties. The front elevation of the building would be located 16m from the rear boundaries of Units 9-11 and 27m from their rear elevations. It is considered the impact on loss of privacy would be acceptable taking into consideration these separation distances. The flat building would be 1.5m from the rear property boundaries of Units 1 and 2 and 12m from their rear elevations. There will be some impact by way of being overbearing and overshadowing. The purchasers will be aware of the impact and the overshadowing will not be so harmful on amenity given the orientation of the buildings as to require a rearrangement of the layout. It is recommended that the windows on the north eastern side elevation of terrace no. 5 are obscure glazed to prevent overlooking into the rear garden of units 6-8

The application is considered to create an acceptable living standard for future occupiers and taking into consideration all the site constraints will comply with Policies DE1, DE2 and DE3 of the Rushmoor Local Plan (2019).

5. Parking and highways -

The site entrance from Mount Pleasant Road would remain unchanged to serve the proposed flats. Vehicular crossovers would be created on Eddy Road and Mount Pleasant Road for each of the proposed new terraced houses.

The proposed houses would each be provided with 2 forecourt parking spaces which meet the minimum standards and required bay dimensions in the Rushmoor Car and Cycle Parking

Standards SPD (2017). The forecourt layouts allow for a separate pedestrian pathway to each dwelling entrance door of an adequate width.

The parking area in front of the proposed apartment building would have 10 spaces to serve the flats, complying with the adopted parking standards. Four visitor parking spaces would be located around the site to comply with requirements of the Parking Standards in this regard. It is noted that the integral garages do not count towards the required car parking standards due to Principle 10 of the Parking Standards SPD.

Secure cycle parking provision is permissible in the garages. A covered and secure cycle store with stands measuring 1.7m x 6.1m and providing for 10 cycles would be erected on the north western side boundary to serve the proposed apartment building. It is considered that this meets the requirements of the Parking Standards SPD.

The Council's Waste Contracts Manager has raised no concern with the size of the communal bin store and given advice on the numbers and sizes of bins to be provided on the site.

As existing, there is the opportunity for unrestricted street parking along the Mount Pleasant and north eastern Eddy Road street frontages of the application site for approximately 14 vehicles; which the proposed new vehicle crossovers would remove. The majority of objections received are concerned with the removal of these spaces; and care mainly residents of Eddy Road. Principle 5 of the Rushmoor Car and Cycle Parking Standards SPD (2017) states that the loss of on-street parking spaces to facilitate a new access should be re-provided or accommodated on street.

Nos. 1-21 Eddy Road do not have space on-site for parking. Nos. 1 to 6 are only accessible by a pedestrian footpath. There is a bay at the southern end of Eddy Road for 5 vehicles and a row of 13 lock up garages opposite Nos. 12-21. On-site parking on Mount Pleasant Road is more readily apparent, although there are some terraces with no private parking.

A parking stress survey has been submitted to seek to assess existing levels of street parking and parking availability within a 200 metre radius walking distance of Eddy Road and the application site. The 200m distance is extended where appropriate to the nearest road junctions. The scope of the survey includes Windmill Road, Eddy Road, Mount Pleasant Road, Waterloo Road, Staff Road and Holly Road. It was carried out on Tuesday 17 and Wednesday 18 March between 12.30am and 05.30am. The Parking Standards SPD requires surveys to be conducted in two-week intervals, although it is accepted that the chosen days were not during a school holiday or on any statutory holiday.

The survey found that overnight levels of parking stress were 92% on Tuesday and 94% on Wednesday. In total there were 15 spaces available on Tuesday and 17 on Wednesday. The largest numbers of available spaces were on Windmill Road. The survey indicates that whilst the levels of parking stress are high there is spare on-street capacity to accommodate the displaced parking on Eddy and Mount Pleasant Road in accordance with the principle.

Despite the objections received, the street parking is not in private ownership and those whom use it cannot expect it, at any time, to remain available solely for their own personal use. It is also noted that in this location the applicant could install the dropped kerbs without needing planning permission as the roads onto which the proposed access would be created are not classified roads. All that is required is a licence from the Highway Authority (Hampshire County Council), which is an entirely separate matter considered under Highways legislation. HCC

Highways has not indicated that such consent would be denied to the applicants in responding to the consultation from this Council in respect of the current planning application.

Although there is limited on-site parking, there is a row of 13 lock-up garages opposite Nos. 11-21 Eddy Road available to some of the households on the street, although it is acknowledged that several of these are currently used for storage purposes and the garages were undoubtedly built to house cars of a smaller size than is the norm nowadays.

It is Government guidance that denying planning permissions on highways grounds is only justified and appropriate where the safety or convenience of highway users would be subject to 'severe' harm. The County Highway Authority have reviewed the application. They calculate that there would be a small increase in traffic during peak hours above the existing use, but that it is not significant and would not have a detrimental impact on the safety of the local or strategic highway network. HCC Highways raise no overall objection on highways grounds. As the proposal allows for adequate off street parking provision, would not cause undue congestion and adequate street parking has been demonstrated to be available in the vicinity to replace opportunities on Eddy Road and Mount Pleasant Road it is considered that the proposal complies with Policy IN2 of the Rushmoor Local Plan (2019) and are acceptable in highways terms.

6. Open Space Provision -

The New Rushmoor Local Plan (2019) seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Policy DE6 refers to the Council's standard and in appropriate circumstances, requires a contribution to be made towards the enhancement and management or creation of open space, for part or all of the open space requirement.

The current scheme presents a circumstance where a contribution towards off-site provision by way of a planning obligation is appropriate, since the proposals are for a 'major' (i.e. 10 units or more) development. The Council's Parks Development Officer has reviewed the proposals and considers financial contribution towards either playground renewal of Manor Park or Redan Hill Gardens is appropriate, to be secured by way of a planning obligation. The applicant is in the process of completing such an agreement. Subject to this the proposal is acceptable within the terms of Policy DE6.

7. Affordable Housing -

Policy LN2 of the Local Plan requires, subject to viability, a minimum of 30% of dwellings on sites of 11 or more dwellings to be provided as affordable homes of a tenure to best meet local needs. In accordance with the Council's Strategic Housing Market Assessment (SHMA) (2016), the local need is for 70% subsidised rent and 30% intermediate ownership.

The proposal development would provide a block of 6 flats for affordable rent. This amount would provide the 30% affordable housing requirement of Policy LN2 in full. The ratio of tenure does not strictly comply with the SHMA (2016) in terms of tenure mix, but in this circumstance is considered acceptable as a mix of tenure in small blocks is not normally feasible for Registered Housing Providers due to management issues and 1 and 2 bedroom units are in demand in the Borough.

It is considered that the proposal is acceptable having regard to the requirements of Policy LN2 of the New Rushmoor Local Plan.

8. The water environment -

The site is located within Flood Zone 1; i.e. land at least risk of fluvial flooding. The application is supported by a Schematic Surface Water Drainage Strategy.

Policy NE8 (Sustainable Drainage Systems) of the Rushmoor Local Plan (2019) states that 'the implementation of integrated and maintainable SUDS (using the SUDS management train principles) in all flood zones for both brownfield and greenfield sites is required. The submitted Surface Water Drainage Strategy indicates that surface water run-off will be managed through permeable paving and an on-site cellular storage system, with discharge to the public sewer network south of the site at a maximum rate of 2l/s.'

Hampshire County Council as the Lead Local Flood Authority (LLFA) sought further detail from the applicants to demonstrate that the system could be implemented without increasing flood risk on or off the site and that the proposed run off rate could be achieved. Following submission of these details, the LLFA has raised no further objection subject to a condition that a document outlining the long-term maintenance regime of the SUDS system be approved in writing by the Local Planning Authority prior to occupation. It is considered that, subject to the imposition of such a condition, the proposed development is acceptable having regard to New Rushmoor Local Plan Policy NE8.

9. The impact on Wildlife -

Special Protection Area

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations

The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical

Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 17 net new residential units within the Aldershot urban area. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

Appropriate Assessment under Regulation 63(1) of the Habitats Regulations

If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long-term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted Rushmoor Local Plan Policy NE1 and the Thames Basin Heaths Avoidance & Mitigation Strategy (2019), a permanent significant effect

on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in May 2019. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy NE1 and the AMS applicants must:-

- (a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- (b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this case the applicants have received an allocation of SANG capacity from the Council's Southwood Country Park SANG scheme sufficient for the new units proposed. The attendant SPA financial contribution can be secured by the applicants entering into a satisfactory s106 Planning Obligation to require payment of £130,125 towards SPA mitigation and avoidance (comprising £ 119,402 SANGS and £ 10,723 SAMMS contributions) upon the implementation of the proposed development. Accordingly, subject to the necessary s106 being completed, it is considered that the impact upon the SPA will have been satisfactorily addressed.

Conclusions of Appropriate Assessment

On this basis, subject to the s106 being completed, the Council are satisfied that the applicants can satisfactorily mitigate for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly it is considered that planning permission can be granted for the proposed development on SPA grounds.

Site Specific Protected Species

An ecological survey report has been submitted in respect of the site and buildings dated March 2018 and April 2019, which has paid particular attention to any evidence of bats or features that could provide potential roosts. Evidence of other species of note or protected

species were also surveyed. The reports concluded that no evidence of bats was found and the site is of low ecological value. Following receipt of some objections that bats had been seen on the site, an addendum report dated 17 February 2020 was submitted which inspected the chimney on the site. This also found no evidence of bats or other protected species following a careful inspection.

The Council's Ecology Officer is satisfied with the findings of the reports, noting that Redan Road Cemetery 176m from the site contains green infrastructure (grasslands and semi-improved grasslands). A condition that biodiversity enhancement measures are included in the landscape plan to be submitted prior to occupation of the proposal is recommended to secure biodiversity gain in accordance with Policy NE2 of the Local Plan and relevant provisions of the NPPF (2019).

Conclusions -

The proposal is considered acceptable in principle, would have an acceptable impact on the visual character and appearance of the area, have no materially adverse impact on neighbours, would provide an acceptable living environment, is acceptable in highway terms and provides adequate storm water drainage. A financial contribution will be secured to provide for off-site open space provision and the adequate number of on-site affordable dwellings are provided in compliance with affordable housing policy. Subject to the provision of a contribution towards the Southwood Country Park SANG mitigation scheme to be secured by the s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. It is not considered that the site harbours any significant protected wildlife, nevertheless appropriate biodiversity gain can be secured as a result of the development. The proposals are thereby considered acceptable having regard to Policies SS2, DE1, DE2, DE3, DE6, DE10, LN2, IN1, IN2, IN3, NE2, NE3, NE4, NE6 and NE8 of the adopted New Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 31 May 2020 to secure Special Protection Area and Public Open Space financial contributions and on-site provision of 6 affordable housing units as set out in the report the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 31 May 2020, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted New Rushmoor Local Plan Policy NE1; an appropriate financial contribution in respect of Public Open Space in accordance with Policy DE6 of the adopted New Rushmoor Local Plan (2014-2032); and appropriate provision of on-site affordable housing in accordance with Policy LN2 of the adopted New Rushmoor Local Plan (2014-2032).

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended August 2019 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

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

P17/20/300 Location Plan, P17/20/S/301 Rev A Site Layout and Roof Plans, P17/20/S/302 Rev A Streetscene elevations, P17/20/S/310 Rev A Floor Plans and Elevations Plots 1-2, P17/20/S/320 Rev A Floor plans and elevations Plots 3-5, P17/20/S/330 Rev A Floor plans Plots 6-11, P17/20/S/331 Elevations Plots 6-11, P17/20/S/340 Rev A Floor plans and elevations plots 12-17, P17/20/S/350 Bin/Cycle store plans, 426:001 Rev P1 Schematic Drainage Layout , 688 - 01 Existing level plan

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

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

- External walls
- Roofing materials
- Window frames

Reason - To ensure satisfactory external appearance. *

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

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

- 5 Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with details to be first have been submitted to and approved in writing by the Local Planning Authority. The development boundary treatment shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property. *

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

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

- 7 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:

- (i) A programme of and phasing of demolition (if any) and construction work;
- (ii) The provision of long-term facilities for contractor parking;
- (iii) The arrangements for deliveries associated with all construction works;
- (iv) Methods and phasing of construction works;
- (v) Access and egress for plant and machinery;
- (vi) Protection of pedestrian routes during construction;
- (vii) Location of temporary site buildings, compounds, construction material, and plant storage areas.

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

Reason - In the interests of amenity and highway safety* works on the amenity of the locality.

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

i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the

effectiveness of the remediation shall be submitted for approval in writing by the Local Planning Authority.

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

- 9 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

- 10 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.

- 11 The cycle parking facilities and refuse bin storage areas as shown on the approved plans shall be constructed, completed and made available for use in full accordance with the approved details before any part of the development is occupied and retained thereafter for their respective purposes as approved.

Reason - In the interests of visual amenity and to ensure adequate provision of these facilities before the proposed new residential accommodation is occupied.

- 12 No dwelling shall be occupied until the off-street parking facilities to serve the proposed dwellings shown on the approved plans have been constructed, surfaced and made available to occupiers of and visitors to the development hereby approved. The parking spaces for the flats shall be allocated as indicated on the plans hereby approved. All spaces thereafter be retained solely for parking purposes and be kept available at all times for parking and, in the interests of clarity, shall not be used for the storage of caravans, boats or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate on-site car parking facilities within the development. *

- 13 The drainage system shall be constructed in accordance with the Schematic Surface Water Drainage Layout ref: 426:001 P2. Surface water discharge to the public sewer network shall be limited to 2.0 l/s. Any changes to the approved documentation must be submitted to and approved in writing by the Local Planning Authority and Lead Local

Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason: To reflect the objectives of Policy NE8 of the Rushmoor Local Plan (2019)

- 14 No dwelling shall be occupied on site until a fully detailed landscape, planting and biodiversity enhancement scheme (to include, where appropriate, sufficient biodiversity mitigation and enhancement measures recommended in the ecological survey report submitted with the application prepared by AA Environmental Consultants and dated April 2019) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

Reason - To ensure the development makes an adequate contribution to visual amenity; and to ensure biodiversity net gain and green infrastructure is provided in line with para 170, 174, 175 of the NPPF and Policy NE4 of the Rushmoor Local Plan (2019). *

- 15 Notwithstanding any details submitted with the application, details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include:
- a) maintenance schedules for each drainage feature type and ownership
 - b) details of protection measures

Reason - To reflect the objectives of Policy NE8 of the Rushmoor Local Plan (2019) *

- 16 Notwithstanding any details submitted in the application, no dwelling shall be occupied until details of the telecommunications provision and any aerial or satellite facilities for the development, including high-speed broadband, have been submitted to and approved by the Local Planning Authority. Details shall demonstrate the impact on neighbouring and visual amenity has been minimised. The approved system shall then be installed and made operational before the relevant dwellings are occupied. *

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

Reason - To ensure satisfactory external appearance and provide for appropriate telecommunications provision. *

- 17 Prior to the first occupation of any of the dwellings in the apartment building the communal amenity space shall be provided, made available for use and thereafter retained for its designated purpose.

Reason - To meet the recreational needs of future residents.

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

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

- 19 The first- and second-floor windows in the side elevations of the apartment building serving the en-suite bathrooms to Units 14-17, and the first- and second floor windows in the north eastern side elevation of Unit 5 hereby approved, shall be non-opening and permanently obscurely glazed in their entirety up to a height of at least 1.7m above the internal floor level.

Reason - To preserve the privacy and amenities of neighbouring properties.

- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) (England) 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 allow for retention of sufficient parking facilities on site.

- 21 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or buildings demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered, it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds

INFORMATIVES

- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because The proposal is considered acceptable in principle, would have an acceptable impact on the visual character and appearance of the area, have no materially adverse impact on neighbours, would provide an acceptable living environment, is acceptable in highway terms and provides adequate storm water drainage. A financial contribution will be secured to provide for off-site open space provision and the adequate number of on-site affordable dwellings are provided in compliance with affordable housing policy. Subject to the provision of a contribution towards the Southwood Country Park SANG mitigation scheme to be secured by the s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. It is not considered that the site harbours any significant protected wildlife, nevertheless appropriate biodiversity gain can be secured as a result of the development. The proposals are thereby considered acceptable having regard to Policies SS2, DE1, DE2, DE3, DE6, DE10, LN2, IN1, IN2, IN3, NE2, NE3, NE4, NE6 and NE8 of the adopted New Rushmoor Local Plan (2014-2032).

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

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

- 3 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 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.

- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 6 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.

- 7 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed

connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.

- 8 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.

- 9 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable.

- 10 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.

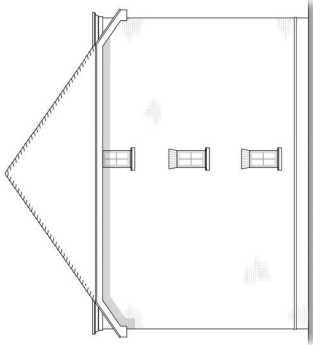
- 11 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.

- 12 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.

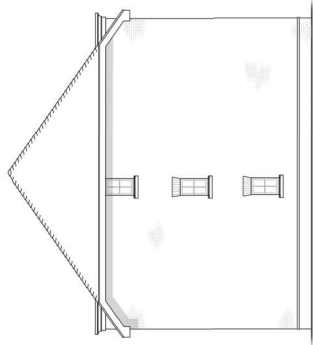
- 13 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Operational Services.



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FRONT ELEVATION (plots 12-17)
 Scale: 1:100 @ A1



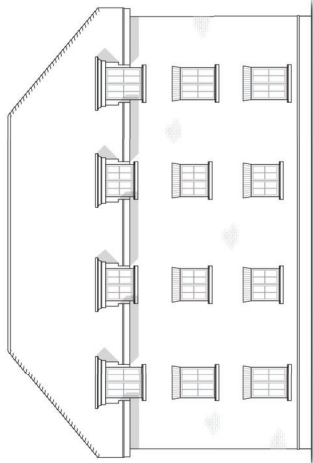
SIDE ELEVATION (plots 12-17)
 Scale: 1:100 @ A1



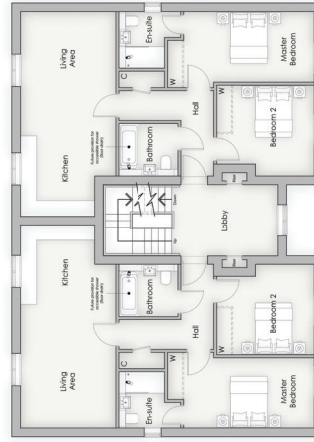
REAR ELEVATION (plots 12-17)
 Scale: 1:100 @ A1



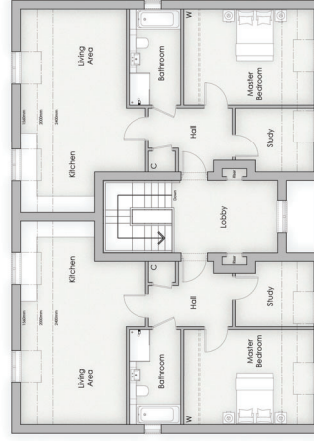
GROUND FLOOR PLAN (plots 12-17)
 Scale: 1:100 @ A1



FIRST FLOOR PLAN (plots 12-17)
 Scale: 1:100 @ A1



SECOND FLOOR PLAN (plots 12-17)
 Scale: 1:100 @ A1



GROUND FLOOR PLAN (plots 12-17)
 Scale: 1:100 @ A1



Rev	Date	Comments	Details
A	18/03/20	Minor amendments to internal layouts in line with case officers	

arktec
 Architectural Consultancy
 First Floor, Henry Watney
 Orchard Park Estate
 Aldershot, Hampshire

Client: MR N.CLEERE
Project: 2-4 MOUNT PLEASANT ROAD
 ALDERSHOT, HAMPSHIRE
Drawing: FLOOR PLANS & ELEVATIONS
Plots: 12-17
Scale: 1:100 @ A1
Date: 26/11/19

Tel: 01252 445535
 Fax: 01252 445515
 W: www.arktec.co.uk

Drawing Number: **P17/20/S/340**
 Revision: **A**

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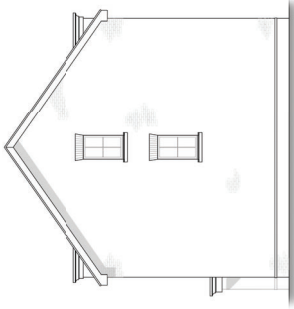
Plot 3

Plot 4

Plot 5

FRONT ELEVATION (plots 3-5)

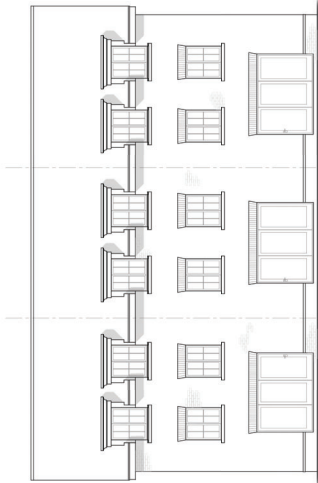
Scale: 1:100 @ A1



Plot 3

SIDE ELEVATION (plots 3-5)

Scale: 1:100 @ A1



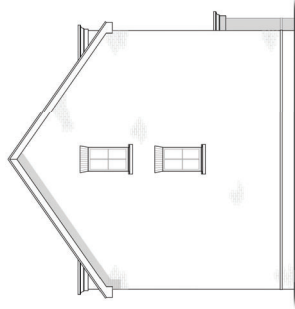
Plot 3

Plot 4

Plot 5

REAR ELEVATION (plots 3-5)

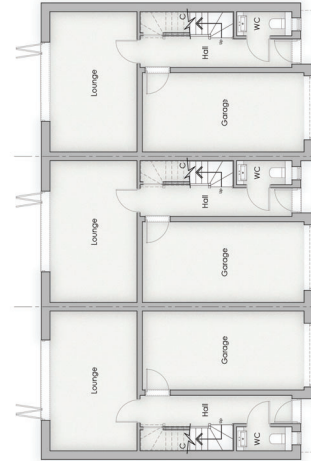
Scale: 1:100 @ A1



Plot 3

SIDE ELEVATION (plots 3-5)

Scale: 1:100 @ A1



Plot 3

Plot 4

Plot 5

GROUND FLOOR PLAN (plots 3-5)

Scale: 1:100 @ A1



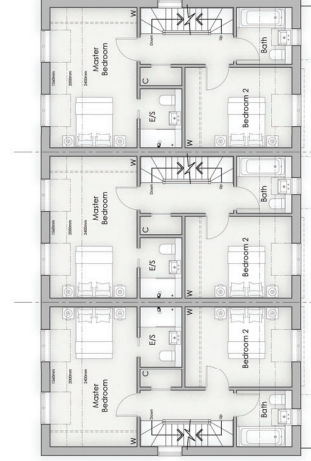
Plot 3

Plot 4

Plot 5

FIRST FLOOR PLAN (plots 3-5)

Scale: 1:100 @ A1



Plot 3

Plot 4

Plot 5

SECOND FLOOR PLAN (plots 3-5)

Scale: 1:100 @ A1

Rev	Date	Comments
A	18/03/20	Minor amendments to internal layouts in line with core officers
		Details

PLANNING

arktec
 Architectural Consultancy
 Head Office: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

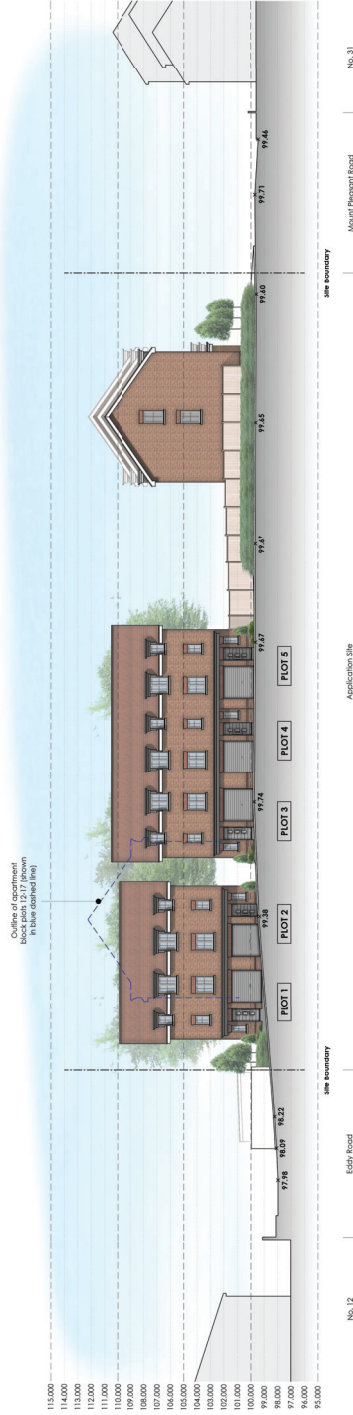
Client: MR N.CLEERE
 Project: 2-4 MOUNT PLEASANT ROAD
 ALDERSHOT, HAMPSHIRE
 Drawing: FLOOR PLANS & ELEVATIONS
 PLOTS 3-5
 Scale: 1:100 @ A1
 Date: 26/11/19
 Drawing Number: **P17/20/S/320**
 Revision: **A**

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STREET SCENE ELEVATION A-A (north-east facing)

Scale: 1:200 @ A1



STREET SCENE ELEVATION B-B (south-east facing)

Scale: 1:200 @ A1



Rev	Date	Details
A	18/05/20	Outline of apartment blocks plots 12,17 (shaded)

PLANNING

ark tec	Client: MR N.CLEERE
Architectural Consultancy	Project: 2-4 MOUNT PLEASANT ROAD
100,000,000 Street, Hemley, Hemley	ALDERSHOT, HAMPSHIRE
Street, Hemley, Hemley	Drawing: STREET SCENE ELEVATIONS
Tel: 01252 845335	Scale: AS SHOWN
Fax: 01252 845515	Date: 26/11/19
Web: www.arktec.co.uk	

Drawing Number: **P17/20/S/302** Revision: **A**

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Ordinance Survey
 License Number 031107151



Rev	Date	Details
A	18/03/20	Minor amendment to plot & parking spaces in line with core officers comments

PLANNING

ark|tec
 Architectural Consultancy
 Lodge Park Farm
 Fleet Road, Hurley, Wokingham
 Berkshire, RG40 3AB
 T: 01252 845515
 E: info@arktec.co.uk
 W: www.arktec.co.uk

Client: MR N CLEERE
 Project: 2-4 MOUNT PLEASANT ROAD
 ALDERSHOT, HAMPSHIRE
 Drawing: SITE LAYOUT & ROOF PLANS
 Scale: 1:250 @ A1
 Date: 26/11/19

Drawing Number: **P17/20/S/301**
 Revision: **A**



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.	20/00213/FULPP
Date Valid	7th April 2020
Expiry date of consultations	29th April 2020
Proposal	Continued use of leisure land as a hard surfaced pay and display car park. Operation as a car park 24 hours a day, 7 days per week
Address	Kings Moat Car Park Westmead Farnborough
Ward	Empress
Applicant	Mrs Kirsty Hosey C/O Rushmoor Borough Council
Agent	N/A
Recommendation	GRANT

Description

The application site is located within is within Farnborough Town Centre and comprises a surface pay and display car park called 'Kings Moat Car Park'. It contains 58 parking spaces including 3 disabled bays and operates 24 hours a day, 7 days a week. It is accessed off the public highway at Westmead. The Council is the landowner. The car park is located adjacent to Dukes Mead to the north-west, Farnborough Leisure Centre to the west, Farnborough Library to the south, and the Iceland Food Store to the east.

A succession of temporary permissions have been granted for the use of the site as a car park between 2011 and 2017. The 2017 permission allowed the use of the car park for a further 3 years, terminating on the 25/5/2020.

- In 2017 temporary planning permission for a period of 3 years was granted for a car park comprising 58 spaces, of which 3 were designated as disabled spaces, to operate 24 hours a day, 7 days a week, 17/00351/FUL.
- In 2014 planning permission was granted for the continued use of the pay and display car park on a 24 hour basis for a further period of 3 years, 14/00195/RBC3PP. This permission was implemented.

- In 2011 temporary planning permission for the continued use of the pay and display car park was granted for a further period of three years, to be open to the public between 8am and 6pm daily, 11/00046/TEMPP. This permission was implemented.
- In 2007 temporary planning permission for a period of 3 years was granted for a car park comprising 58 spaces, of which 3 were designated as disabled spaces, to be open to the public between 8am and 6pm daily, 07/00737/RBC3PP. This permission was implemented.

The current proposal seeks permission for the continued use of the pay and display car park on a 24-hour basis for a further temporary period of 3 years.

Consultee Response

HCC Highways Development No objection.
Planning

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to 44 neighbouring properties.

Neighbour comments

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

Policy and determining issues

The site is located within Farnborough Town Centre just outside the shopping core; and located within an area allocated in the Local Plan for redevelopment. As such policies SS1 (The Spatial Strategy), SP2 (Farnborough town centre), SP2.3 (Farnborough Civic Quarter), IN2 (Transport), DE1 (Design in the Built Environment), DE6 (Open Space, Recreation and Leisure) of the adopted Local Plan 2014-2032, along with The Car and Cycle Parking Standards SPD, The Farnborough Town Centre SPD, Civic Quarter SPD, and National Planning Policy Framework and Planning Practice Guidance are particularly relevant in the determination of this application.

The main determining issues are:

1. Principle;
2. Impact upon visual appearance;
3. impact on neighbours; and
4. highway matters.

Commentary

1. Principle -

The application site falls within the site allocated by Local Plan Policy SP2.3 for the development of the 'Farnborough Civic Quarter'. As set out within point 7.60 of the Local Plan, it presents a significant opportunity for development that integrates with the Town Centre and brings wider strategic benefits whilst improving the existing Green Space.

It is proposed to continue the use of the application site as a car park for an additional 3 years. Whilst the site has had a number of temporary consents for use as parking, it is considered that the continued use of temporary permissions is the reasonable approach as to make best use of the land currently whilst not prejudicing the future redevelopment of the site as set out in the Local Plan and the Farnborough Civic Quarter SPD proposals.

Taking the above into account, the continued use of the site for parking for an additional 3 years is not considered to prejudice the delivery of Policy SP2.3 and the Farnborough Civic Quarter SPD, and as such would accord with the Development Plan in this respect.

2. Impact upon visual appearance -

It is understood that the site had previously been informally used as amenity land, which has been lost as a result of the installation of hardstanding. The provision of hardstanding in this location for an extended period is not considered to result in undue harm to the character and appearance of the area. A condition has been imposed that would require the land to be returned to its former condition.

As such, the proposal is considered to accord with policy DE1 of the Local Plan in this respect.

3. Impact on neighbours -

The closest residents are on the upper floors of Dukes Court, located some 5 metres to the north of the site at the nearest point. The proposal seeks to continue the use of the car park on a 24 hour basis 7 days a week. The car park has operated in such way since 2014 without complaint.

As a result, it is considered that the continued use of the car park in such way for a further 3 years would not result in undue harm to the adjoining residential occupiers, in accordance with Policy DE1 of the Local Plan.

4. Highway considerations -

The access and egress arrangements for the car park remain as previously approved. The Highway Authority (Hampshire County Council) is satisfied that the continued use of the car park will not have an unacceptable impact on the safety and convenience of highway users.

As a result, the proposal is acceptable in highways terms and would accord with Policy IN2 of the Local Plan.

Conclusions -

The development is considered to be an acceptable short term measure to provide car parking to serve the town centre in advance of the redevelopment of the site and is not considered to conflict with the Council's long term objectives for this part of Farnborough town centre, and would not have a harmful impact upon the character of the area, upon residential amenity, or highway safety. Therefore, the proposals are considered acceptable having regard to policy SP2, SP2.3, IN2 and DE1 of the Rushmoor Local Plan (2014-2032) and the Car and Cycle Parking SPD.

Full Recommendation

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

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 3 years from the date of this permission unless the Local Planning Authority shall have previously permitted the use for a further period.

Reason - To ensure that the long-term objectives for the redevelopment of Farnborough town centre are not prejudiced by the permanent use of this land as car parking.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings - KMoatCP_17 1:1250 and 1:500

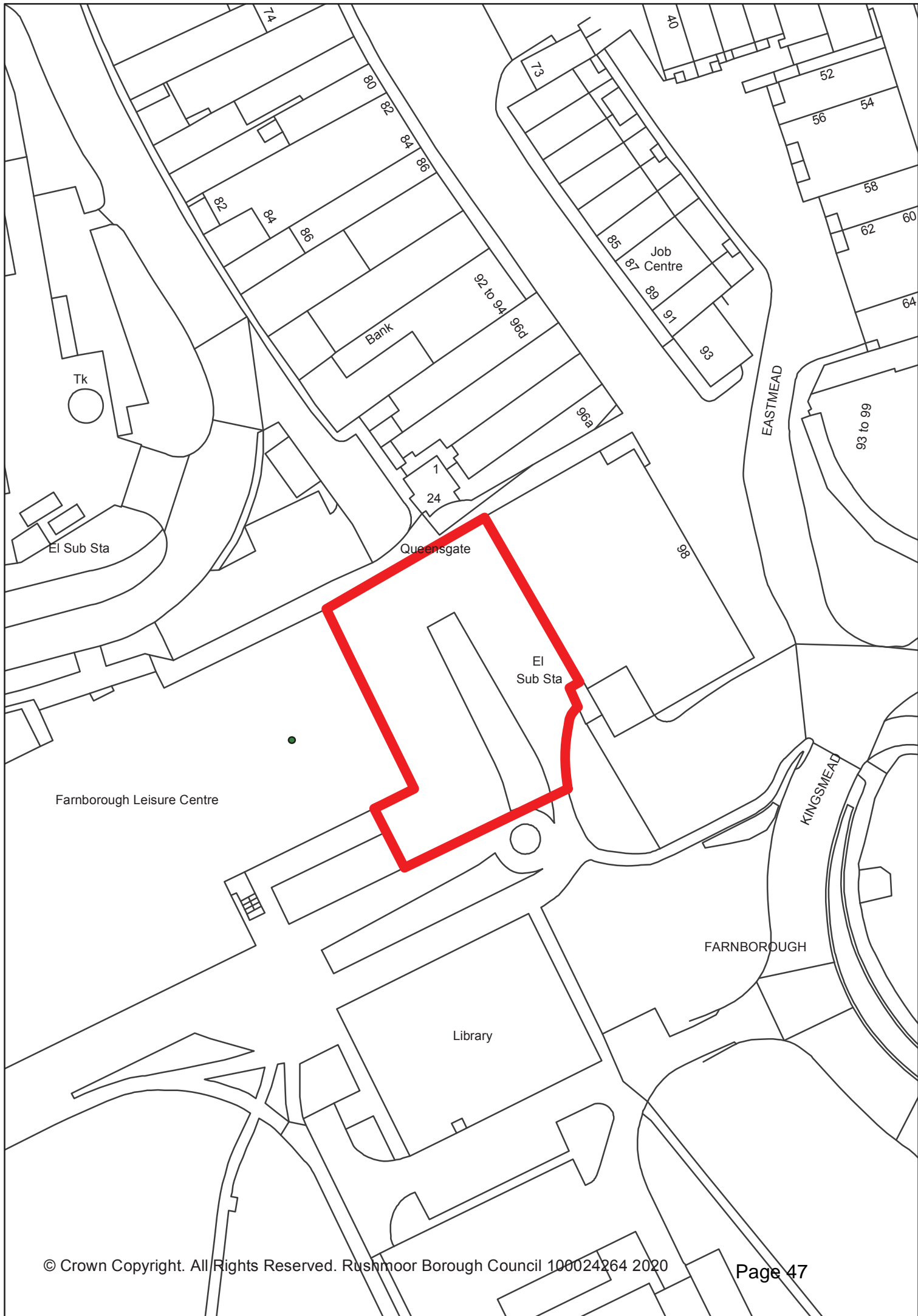
Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

1. **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because the development is considered to be an acceptable short term measure to provide car parking to serve the town centre in advance of the redevelopment of the site and is not considered to conflict with the Council's long term objectives for this part of Farnborough town centre. 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. Therefore, the proposals are considered acceptable having regard to policy SP2, SP2.3, IN2 and DE1 of the Rushmoor Local Plan (2014-2032) and the Car and Cycle Parking SPD.

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

2. **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.





El Sub Sta

Queensgate

El Sub Sta

Farnborough Leisure Centre

Library

FARNBOROUGH

EASTMEAD

KINGSMEAD

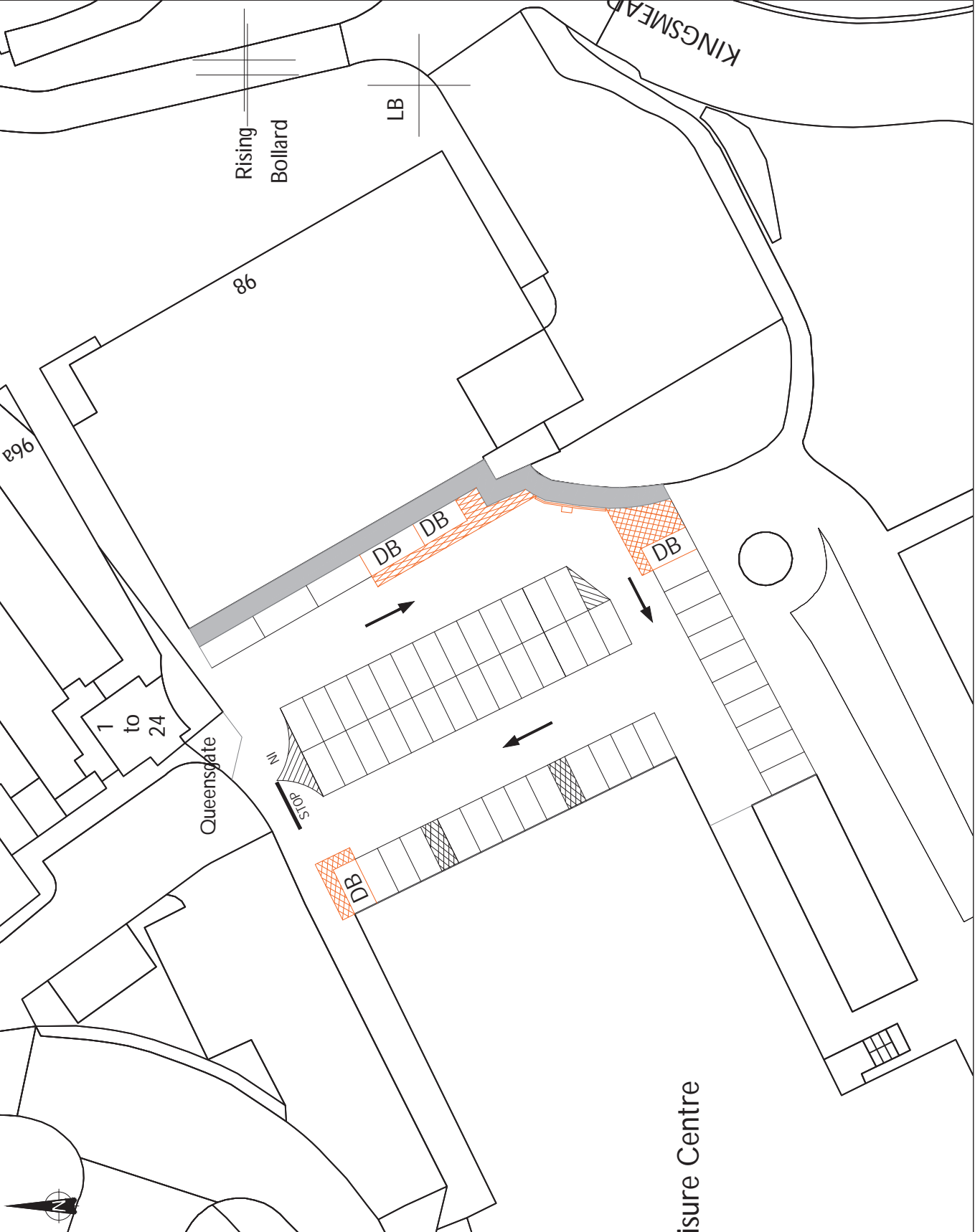
Job Centre

KEY

- DB Disabled Bay
- Hatching Hatching
- 'At Any Time' waiting restrictions
- Emergency Exit Pedestrian Route

NOTES

- 1) Do not scale from this drawing.
- 2) All dimensions are shown in metres unless shown otherwise.



Leisure Centre

PROJECT	STONES TEAMCAD LEISURE CENTRE CAR PARK
CLIENT	STONES TEAMCAD LEISURE CENTRE
PROJECT TITLE	Council Offices Fairbairn Road Fairbairn Hampshire GU14 7JU
PROJECT DATE	Kingsmoat Car Park
PROJECT TYPE	Parking Layout DWG
DATE	Feb-2017
SCALE	A4 1:500
DRAWN BY	KMoaCP_17

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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.	20/00229/FULPP
Date Valid	21st March 2020
Expiry date of consultations	22nd April 2020
Proposal	Proposed change of use from general industrial (Use Class B2) to residential (Use Class C3), including the demolition of the existing buildings and the erection of seven two-storey houses (comprising 5 x 3-bedroom 4-person occupancy and 2 x 4-bedroom 5-person units), landscaping and associated works
Address	Woodcot Court 2A Woodcot Gardens Farnborough
Ward	St John's
Applicant	Fawns Recreational Services Ltd
Agent	Union4 Planning
Recommendation	GRANT subject to s106 Planning Obligation

Description & Relevant History

The application site measures 0.25 hectares and is an irregular shape. It is an existing commercial yard located in a backland position at the end of Woodcot Gardens. This is a residential cul-de-sac on the south side of Fleet Road opposite the Plough & Horses public house. The site also comprises the rear half of the adjacent residential curtilage of No.2 Woodcot Gardens. The site has an existing vehicular access from the end of the cul-de-sac between Nos.2 and 3 Woodcot Gardens.

The site is bounded to the south by the Waterloo-Southampton railway line, which is raised up on an embankment. To the north-east the site abuts the rear garden boundaries of Nos.57, 59, 61 and 63 Fleet Road at an angle. To the west the site adjoins further residential properties at the end of Chiltern Avenue. Nos.2, 3 and 4 Woodcot Gardens back onto the site to the north.

The site had a long history of commercial use, for many years as a builders' yard. Planning permission was granted in September 1996 for erection of an extension to the existing offices (postally Woodcot Court No.2a Woodcot Gardens), workshop and stores and the

temporary use of land for the siting of a portable building, 96/00376/FUL. Planning permission was then granted to the current applicants in January 2000 for use of property as yard with workshop, storage and ancillary offices, 99/00838/FUL. The current occupiers and applicants are a business supplying, installing and repairing playground equipment, safer surfaces and associated landscaping. They also undertake fencing and building maintenance work. The current use of the yard is subject to conditions imposed by the 2000 planning permission relating to hours of work on site (7am to 7pm Monday to Friday, 7am to 1pm Saturdays and not at all on Sundays and Bank Holidays), no retail sales, no tannoy system, the position of external storage, and retention of on-site parking spaces and tree protection fencing.

The main buildings at the site are located at the north end of the site adjoining the access driveway and, as such, adjoin the rear garden boundaries of No.2 Woodcot Gardens and Nos.59, 61 and 63 Fleet Road. There are also smaller workshop and storage buildings located more centrally within the site, and surrounded by external storage of stacks and racks of timber and construction materials. The margins of the site to the east, south and west are partially screened with semi-mature and mature trees. The line of trees adjoining the boundaries with Nos.57 & 59 Fleet Road are subject to a Tree Preservation Order (TPO), No.146. The trees adjoining the south boundary of the site are located outside the site on the railway embankment.

The proposal is for the amalgamation of the commercial site with the rear half of No.2 Woodcot Gardens and the demolition of all existing buildings on the land. This is to make way for the residential re-development of the site with seven two-storey houses (comprising 5 X 3-bedroom 4-person occupancy and 2 X 4-bedroom 5-person units), landscaping and associated works. The existing private driveway access from Woodcot Gardens would be retained intact as the sole vehicular access for the proposed new development. This would lead into a communal turning courtyard located centrally within the site.

With the exception of Plots 6 & 7, which would be a pair of semi-detached houses, the remainder of the proposed houses would be detached. Plots 1-4 inclusive would be located down the east side of the site and, as such, be plots backing onto the site boundary shared with Nos.57, 59, 61 and 63 Fleet Road. The Plot 1 house would be sited sideways-on to the reduced curtilage of No.2 Woodcot Gardens. The Plot 1 & 2 houses would closely adjoin the access driveway opposite the east rear garden boundary of No.3 Woodcot Gardens. Plots 5 – 7 inclusive would be sited on the opposite side of the communal courtyard and, as such, back onto the west boundary of the site shared with properties in Chiltern Avenue. Plot No.7 would be sited sideways-on to the rear boundary of No.4 Woodcot Gardens. Plots 4 and 5 would be the largest, be the proposed 4-bedroom houses, and occupy positions in the corners of the site adjoining the railway boundary.

Parking would be provided largely on-plot adjoining the houses all in the form of open parking spaces. The proposed 3-bedroom houses would be provided with two spaces each and the 4-bedroom houses (Plots 4 & 5) three spaces each, with the third space for each provided nearby off-plot. Two visitor parking spaces would also be provided adjoining the communal courtyard.

Externally, the proposed new houses would have a conventional appearance with transverse-ridged roofs reaching a maximum height of approximately 8 metres. It is indicated that the external materials would be a mixture of facing brickwork, painted render and timber cladding. Dark grey concrete roofing tiles and uPVC window frames would also be used.

The proposals are indicated to provide native boundary hedge planting along the side and rear boundaries of the site, together with a native grass and wildflower planting area adjacent to the communal courtyard. In order to seek to mitigate the impact of noise emanating from the railway, it is proposed that a 3-metre acoustic fence be erected along the entire railway boundary of the site and returning a distance up both side boundaries of the site.

The application is accompanied by a Design & Access Statement, Planning Statement, Transport Statement, Preliminary Ecological and Survey Reports, a Bat Survey Report, Phase 1 Site Investigation Report, Arboricultural Impact Assessment, Sunlight & Daylight Report, Noise Impact Assessment, and a Drainage Strategy Report.

The applicants are seeking to complete a s106 Planning Obligation to secure the necessary SPA mitigation and avoidance financial contribution to address SPA impact.

Consultee Responses

HCC Highways Development Planning	No highway objections subject to RBC being satisfied that the on-site parking provision accords with the Council's adopted Parking Standards SPD.
Environmental Health	No objections subject to conditions and informatives.
Contract Management	No objections : The rubbish and recycling containers required for this proposed development are 7 x 140L Refuse and 7 x 240L recycling and 7 x 44L Glass Recycling Box. The developer is required to purchase these containers prior to the property becoming occupied. The occupants will be responsible for presenting the containers on the highway for collection and returning them to the storage point as soon as possible afterwards.
Hampshire Fire & Rescue Service	No comments received within the consultation period, thereby presumed to have no objections.
Natural England	No objections subject to the appropriate SPA financial contribution being secured with a s106 Planning Obligation.
Hampshire & I.O.W. Wildlife Trust	No comments received within the consultation period, thereby presumed to have no objections.
Ecologist Officer	No objections subject to SPA impact being satisfactorily addressed and condition concerning biodiversity enhancement.
Arboricultural Officer	No objections subject to the development being carried out in accordance with the submitted tree protection measures in order to minimise development harm. This proposal has no direct implications for amenity trees worthy of retention.
Neighbourhood Policing Team	No comments received within the consultation period, thereby presumed to have no objections.
Network Rail	Due to the close proximity of the proposed development to Network Rail land, Network Rail strongly recommends the developer

contacts Network Rail's Asset Protection team via AssetProtectionWessex@networkrail.co.uk prior to any works commencing on site, with a view to enter into an Asset Protection Agreement to enable approval of detailed works. More information can also be obtained from our website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>.

As well as contacting Network Rail's Asset Protection team, the developer must follow the attached Network Rail guidance.

Thames Water

No comments received during the consultation period, thereby presumed to have no objections.

Neighbours notified

In addition to posting a site notice and press advertisement, 23 individual letters of notification were sent to properties in Woodcot Gardens, Fleet Road and Chiltern Avenue, including all properties adjoining the application site.

Neighbour comments

At the time of writing this report, a total of 7 objections have been received from the occupiers of Nos.4 and 5 Woodcot Gardens and Nos.57, 59, 61, 63 and 65 Fleet Road. The following summary objections have been raised:-

- (a) Woodcot Gardens is a quiet residential cul-de-sac and largely occupied by retired people. It was not designed to cope with existing traffic levels, let alone the additional traffic that would arise with the proposed development;
- (b) The conclusions of the submitted Transport Report are disputed on the basis that it is believed that the proposed development would generate far more traffic in Woodcot Gardens. No account is taken of likely visitors and deliveries; and the long-existing commercial users of the site (the applicants) do not require many daily vehicular movements daily : there are approximately 5 cars in the yard during office hours and usually 5 visiting lorries most days - the remaining staff park off site;
- (c) Traffic and disruption associated with the proposed development would take place 24/7; whereas the applicants operate from the site during normal daytime office hours and very rarely on Saturdays only;
- (d) The access driveway for the site from Woodcot Gardens is of one-way width and is not suitable for two-way traffic. No provision is made for the safety of pedestrians using the access drive for the first 11 metres. The proposed development is not acceptable or suitable with the current proposed access arrangements;
- (e) Poor existing visibility splays at the junction of Woodcot Gardens with Fleet Road : queuing traffic and congestion in Woodcot Gardens is likely, thereby blocking existing residents' driveways adversely affecting residents' access;
- (f) Increased speed of traffic in Woodcot Gardens is likely;
- (g) The curve of Woodcot Gardens means that the vehicular access of No.65 Fleet Road into the cul-de-sac has poor/no visibility of, and potential conflict with, oncoming traffic. This is an accident waiting to happen if the proposed development were to be allowed to proceed;
- (h) The proposed development would provide inadequate parking on site – especially if the houses are occupied by families with grown-up children;

- (i) The proposed bin collection point is inadequate for the fourteen bins required for the proposed development and threatens the fence of No.3 Woodcot Gardens.
- (j) Fleet Road properties have rear gardens backing onto a boundary of the proposed development site. The proposed first-floor (therefore two-storey) rear windows/elevations of the proposed houses would overlook the rear gardens and the adjoining Fleet Road properties. No.61 Fleet Road in particular has recently been extended to the rear and the proposed Plot 1 & 2 houses would be too close to the site boundary and necessitate the expense of having blinds installed. Why should the occupiers of neighbouring properties be penalised by the proposed development?
- (k) Private property issues concerning possible damage to a new fence erected on the rear boundary of No.61 Fleet Road [Officer Note: this is solely a private property matter and is not a matter that can be taken into account in the consideration of this planning application];
- (l) Adverse impacts likely on trees and wildlife bordering the application site. The occupiers of No.59 Fleet Road advise that they have a pond in their rear garden containing frogs and newts and that many species of birds frequent their garden;
- (m) Although there are existing trees and landscape planting is proposed with the proposed development it is not known whether this would be sufficient to prevent loss of privacy due to overlooking – and any screening could be removed or lost in the future. As a counterpoint, any screening could be too tall and thereby block light into the gardens of adjoining Fleet Road properties, which are south-facing; and
- (n) Increased disturbance, noise and pollution detrimental to health and the environment. Little noise or other adverse effects arise as a result of the applicants' current use of the site.

Policy and determining issues

The site is located within the built-up area of Farnborough. The site is not located within or near a Conservation Area and it does not contain a Listed Building or is near one. The adjoining railway embankment is a 'green corridor'

Policies DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards) and DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), IN2 (Transport), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure – including Green Corridors), NE3 (Trees), NE4 (Biodiversity) and NE6-NE8 (Flood Risk and Drainage) of the adopted New Rushmoor Local Plan (2014-2032) are relevant to the consideration of the current application.

Also relevant is the Council's adopted Supplementary Planning Document (SPD) "Parking Standards" adopted in 2017. Since the SPD was subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to the requirements of this document. The advice contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) is also relevant.

In this context, the key determining issues are considered to be:

1. The Principle of the Proposals;
2. Visual Impact, including Impact on Trees;
3. Impact on Neighbours;
4. The Living Environment Provided;
5. Highways Considerations;

6. Impact on Wildlife;
7. Drainage Issues; and
8. Public Open Space.

Commentary

1. Principle -

The proposals seek to re-develop an existing property in long-standing general industrial commercial use within the built-up area of Farnborough. The proposed re-development is being proposed by the current commercial operators of the site. The proposed development is seeking to make more efficient use of previously developed land, which, within reason, continues to be a clear objective of both Government planning guidance and current adopted local planning policy.

The current scheme proposes the provision of seven dwellinghouses. New Rushmoor Local Plan Policy LN2 requires 30% affordable housing on schemes of 11 or more dwelling units, subject to viability. However, since the scheme proposes fewer dwelling units than this threshold, the requirements of this policy do not apply in this case.

Given the existing and previous commercial use(s) of the application land, the Council's Environmental Health Team request that intrusive site investigations are undertaken in accordance with the recommendations of the submitted Phase 1 Site Investigation Report. This can be required by imposition of the usual standard planning conditions.

In the circumstances, it is considered that the proposals are acceptable in principle (subject to all usual development control issues being satisfactorily resolved in detail), since the proposals are clearly in line with Government objectives and the Council's own adopted planning policies.

2. Visual Impact -

The vicinity has a mixed character, with a variety of conventional dwelling types, styles, ages, building-to-building separations and external materials. The site is not located within or near to a Conservation Area. The application site is located in a backland position where it is not readily visible from publicly accessible vantage points and, as such, contributes little to the existing visual character and appearance of the area. Nevertheless, the design and external appearance of the proposed houses is considered to be entirely conventional and acceptable. The proposals incorporate proposals for native hedge planting of the site boundaries and a native grassland and wildflower area adjoining the communal courtyard.

Although there are trees growing on the railway embankment adjoining the application site, these trees are not subject to a TPO and are not within the ownership and control of the owners of the application site. Periodic maintenance of the railway embankment could, conceivably, involve the felling or thinning out of these trees. However, consent would not be required from the Council for Network Rail to undertake such works. Although there is the potential for the proposed development to be rendered more visible to people on trains passing the site if embankment tree works are undertaken, it is not considered that the proposed residential development would appear out of place and, indeed, it could be argued that the proposed conventional residential development with landscape planting and an acoustic fence would appear visually more attractive and sympathetic to local character than the existence of the current commercial yard with external storage.

The side and rear margins of the application site are partially screened by trees, including a stand of mature trees to the east side the subject of a TPO. With this in mind, the proposed development has been designed to provide adequate separation from the trees and no trees are proposed to be removed as a result of the proposals. An Arboricultural Impact Assessment has been submitted with the application assessing both the condition/quality of the trees, but also setting out recommended tree protection measures to be observed for the duration of the construction phase of the proposed development.

The Council's Arboricultural Officer is satisfied that the existing trees would be adequately protected from harm during the construction period. Furthermore, whilst it can be a matter of concern that 'future resident pressure' may arise where existing trees are located adjoining or within proposed new house plots, whereby undue pressure would be brought to bear on the Council to allow inappropriate works to trees in the future, the Council's Arboricultural Officer raises no objections to the proposals. Indeed, as is demonstrated with the submitted Sunlight & Daylight Assessment, it is considered that the size of the house plots has been appropriately adjusted in the site layout design to ensure that no proposed house plot would be unduly and inappropriately impacted by the shaded and dominated by trees. Subject to the imposition of conditions requiring the proposed tree protection measures be implemented in full and retained for the duration of the construction period of the proposed development, it is considered that the proposals are acceptable having regard to Policy NE3.

Overall it is not considered that the proposed development would materially and harmfully affect the visual character and appearance of the area. It is therefore considered that the proposals are acceptable in visual terms.

3. Impact on neighbours -

The existing commercial use of the application site has the clear potential to have a significant impact on adjoining and nearby neighbours, especially those in Woodcot Gardens close to the access driveway and on-site workshops and backing onto the storage yard. Although the current occupiers (and applicants) appear to have been good neighbours during their occupancy of the site and their use of the site is subject to some planning restrictions, it is considered that the lawful commercial office use of the site could take place much more intensively than is currently the case. If, for example, the site were to be sold to another commercial operator. The consequences of this in terms of noise disturbance and activity, including the use of the car parking, traffic generation, lighting of external areas, operation of noisy machinery and tools etc. are a material consideration in the determination of the current application. The Council has received some complaints in recent years concerning operation of the site in breach of the hours of use condition of the 2000 planning permission that were resolved through contact with the occupiers of the site.

A number of amenity concerns have been raised by objectors, largely in respect of the potential for loss of privacy due to undue overlooking of the rear gardens and houses of properties at Nos.57, 59, 61 and 63 Fleet Road. Although notified by the Council in respect of the application, those properties immediately adjoining the application site at Nos.2, 3 and 4 Woodcot Gardens and also Chiltern Avenue have not contacted the Council to date to make representations about the proposals.

When considering impacts upon neighbours, the basic question for the Council to consider is whether or not the impacts of the proposed development on the residential amenities of neighbouring properties would be both materially and harmfully impacted in planning terms.

The correct test in this respect is whether or not existing neighbouring properties would, as a result of the proposed development, maintain acceptable amenities to meet the needs of residential occupation. It is not the role of the Planning system to defend neighbours against the loss of any private views from their properties where these views are derived from over adjoining land not in their ownership. In terms of privacy concerns, a degree of mutual overlooking often exists between neighbours and this is considered both normal and acceptable. It is necessary for the Council to consider whether or not occupiers of neighbouring properties would be subjected to unacceptable undue overlooking rather than any overlooking at all. Overall, it is the role of the Planning system to consider and decide whether or not neighbouring and nearby residential properties would continue to possess an acceptable living environment for occupiers in planning terms as a result of a proposed development.

In this context, the impact of the proposed development upon the nearest and/or adjoining residential properties surrounding the application site are considered in the following paragraphs:-

Nos.57, 59, 61 and 63 Fleet Road : These neighbouring residential properties have rear gardens backing onto the north-east boundary of the application site at an angle. The separation distance of the houses on these neighbouring plots with the application site boundary varies between a minimum of approximately 20 metres in the case of Nos.61 & 63, increasing to a minimum of 30 metres for No.59, and in excess of 50 metres in the case of No.57 Fleet Road. Proposed Plot Nos.1-4 back onto this boundary of the site with a minimum separation distance of approximately 6 metres in the case of Plots 1 & 2 and 8.5 metres in the case of Plots 3 & 4.

No.61 Fleet Road is located the closest to the proposed development site, which would have an overall building-to-building separation of approximately 26 metres from the rear elevation of the proposed Plot 1 house; with the Plot 2 house alongside to the side (and set further back) orientated at a more oblique angle to No.61. However, the rear garden of No.61 is enclosed with new 1.8 metre close-boarded timber fencing and neither the Plot 1 & 2 houses would be orientated facing directly down the garden of No.61. The rear garden of No.61 was, at the time of the case-officers' visit in April 2020, largely bare, but could be subject to some tree and shrub planting that would serve to soften the appearance and visibility of the existing Woodcot Court office building and the presence of the proposed new houses alike. In the circumstances, whilst it is accepted that the proposed houses would be visible from the house and garden of No.61, the impact upon the occupiers of this neighbouring property would cause insufficient material planning harm to justify the refusal of planning permission. Indeed, a direct building-to-building separation distance of 20 metres with no intervening screening other than a conventional 1.8 metre boundary fence separating the garden areas is conventionally considered to maintain adequate mutual privacy between residential properties and, thereby, to be acceptable in planning terms.

No.63 Fleet Road has a small section of rear garden boundary shared with the application site : most of the boundary is shared with No.2 Woodcot Gardens instead. It has a shorter rear garden than No.63 and would have a building-to-building separation from the nearest corner of the Plot 1 house of approximately 20 metres. However the orientation of the Plot 1 house would be more oblique in relation to No.63 and, as a result, it is not considered that occupiers of this neighbouring property would be materially and harmfully impacted by the proposed development.

The proposed Plot 2 house would be orientated at an angle to the rear garden of No.59 Fleet

Road, but the separation distance would be noticeably greater than would be the case for No.61. As a result it is considered that this relationship would be acceptable in planning terms. In the case of the relationship of proposed Plot 3 & 4 houses with Nos.57 & 59 Fleet Road, there would be an even greater building-to-building separation distance; the proposed houses set back a little further from the shared boundary behind the stand of TPO trees to be retained, and the orientation of the proposed houses would be almost perpendicular to the long axis of the gardens of these properties. As a result, even if some overlooking from the Plot 3 & 4 houses were to occur, this would be confined to the rearmost extremities of the long gardens of these neighbouring properties and, as such, is not considered to be a material and harmful impact.

No.2 Woodcot Gardens : It is proposed that this adjoining residential property would donate a portion of its existing rear garden, in part, accommodating an outbuilding, to the proposed development site. However, it is considered that this existing property would retain adequate private amenity space and on-site parking. The proposed Plot 1 house would be sited sideways-on to this property with a separation of 11 metres. This relationship is considered to be acceptable.

No.3 Woodcot Gardens : This neighbouring property occupies a position on the opposite side of the access drive from the existing Woodcot Court office building. The entire north-east side boundary of this property directly abuts the access driveway, with the rear boundary adjacent to the parking area within the commercial yard. This neighbour would be faced by the front elevations of the proposed Plot 1 & 2 houses, which would be sited on the other side of the driveway. In recognition of the proximity and potential for overlooking from the first floor windows of these proposed houses it is proposed that the first-floor front elevation windows serve bathrooms, en-suites and the landing areas and, as secondary windows, be obscurely-glazed.

No.4 Woodcot Gardens : This neighbouring property shares its rear garden boundary with the north side of proposed Plot 7. The Plot 7 house would be sited sideways-on to this neighbour with a building-to-building separation of a minimum of 15 metres. Due to the offset in the siting and orientation of the proposed Plot 7 house relative to this existing neighbouring dwelling, it is considered that the relationship would be acceptable in planning terms. A small first-floor window is shown to be located in the side elevation of the Plot 7 house to serve a bathroom, which could be obscurely-glazed (and required to be provided and retained by planning condition) to prevent any material overlooking.

Chiltern Avenue Properties : The west boundary of the application site is partially screened with some trees to be retained. The area of land immediately adjoining the application site is a car park, with the nearest residential property being No.105 Chiltern Avenue adjacent further to the north. This is a small back-to-back house located approximately 20 metres from the site boundary and, as a result, in excess of 30 metres from the nearest proposed house (Plot 7). It is considered that this relationship is acceptable in planning terms.

Due to a combination of the design, degree of separation and the orientation of the proposed new houses relative to neighbours it is considered that the proposals would provide acceptable relationships with all adjoining neighbours having regard to outlook, sunlighting/daylighting and privacy considerations. It is not considered that any other property in the vicinity not specifically mentioned above would be materially and adversely impacted by the proposed development having regard to residential amenity considerations.

Concerns have also been expressed by objectors about the possibility of increased noise,

disturbance and pollution arising from the proposed residential development. However, although the current occupiers of the application site have given little cause for complaint during their 20-year occupation of the site, the commercial use of the site has the clear potential to be used more intensively and less considerately. This is notwithstanding the planning restrictions that have been imposed upon the use of the site. There are, and cannot be, for example, any restrictions on the number of vehicle movements that take place to and from the site. Or upon the size of vehicles using the site. Or the number of deliveries and/or collections made to/from the site. It is inevitable that Woodcot Gardens would be subject to additional activity on account of the comings and goings of additional residential dwellings using the cul-de-sac given the small number of existing dwellings that are located there. However, it is considered that the type and nature of activity in Woodcot Gardens resulting from the proposed development would be conventional and typical of that which occurs in residential cul-de-sacs nationwide. In the circumstances, whilst it is appreciated that the proposals would result in change for existing residents, the resulting activity would neither be undue nor unacceptable in planning terms. As such, objectors' concerns in this respect would be insufficient justification for the refusal of planning permission.

In conclusion it is considered that the proposed development would have an acceptable impact upon neighbours.

Given the cul-de-sac location of the application site it is considered appropriate that a condition be imposed to require submission of a Construction Method Statement to set out the measures to be employed during the construction phase to minimise noise, vibration, dust and other emissions to, as far as practicable, limit impacts upon the amenity of neighbours. Likewise the parking and traffic generation impacts of the demolition, construction and fitting-out periods of the development. Although planning applications cannot be refused on account of the likely construction phase impacts, it is considered reasonable to require the submission of details of construction management measures given the scale of the development and the clear potential for this to give rise to nuisance and inconvenience to neighbours.

4. The living environment created -

The proposed houses would provide accommodation meeting the Government minimum internal floorspace standards appropriate for their level of occupancy. The proposed development is also able to provide on-site amenity space for residents in the form of private rear gardens exceeding the requirements of New Local Plan Policy DE3 for both the proposed new dwelling and also retained for the existing dwelling at No.2 Woodcot Gardens.

The submitted Noise Impact Assessment has assessed the existing noise environment in the vicinity of the site arising from the adjoining railway. The Report recommends levels of acoustic performance for windows, depending façade orientation and proximity to the railway. In addition, appropriate ventilation systems are proposed. The Council's Environmental Health Team are satisfied with these proposals. With regard to noise impact upon external amenity space, noise from the neighbouring railway line means that garden areas will exceed the upper guideline value of 55 dB LAeq,16hrs as set out within BS 8233. As a result, without appropriate mitigation, garden areas across the site would be exposed to daytime noise levels of between 60-65dB LAeq,16hrs. The railway lines are elevated relative to the development site, so the application proposes the erection of a 3m high acoustic fence along the railway boundary of the site that also extends northwards several metres along the east and west side boundaries of the site. This is proposed to seek to reduce the external noise levels within the proposed development, especially in the garden areas of Plots 4 & 5

closest to the railway boundary. There is clearly a trade-off between any amenity improvements arising from reduction in noise levels and the daylighting/sunlighting impacts of the acoustic barrier. It is considered that, on balance, the acoustic fence as proposed would benefit the living environment for occupiers of the proposed development. The Council's Environmental Health Team raise no objections to this element of the proposals subject to a condition to require the submission of fully worked proposals for the noise attenuation measures to be incorporated into the proposed development.

The internal layout of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is a matter for prospective purchasers/occupiers to decide whether they choose to live in the proposed development. Nevertheless, it is considered that the living environment created would be acceptable.

5. Highways considerations -

It is current Government guidance that denying planning permissions on highways grounds is only justified and appropriate where it is demonstrated to give rise to 'severe' harm to the safety and/or convenience of highway users. As a consequence, refusal on highway grounds is required to exceed a high threshold. Furthermore, it is neither appropriate nor reasonable for developers to be required to resolve existing highway problems in the vicinity of their site in order to secure planning permission that they are neither responsible for, nor would materially exacerbate.

The proposed development would utilise the existing vehicular access to/from Woodcot Gardens. This would, as now, be a shared surface driveway where pedestrians are not segregated from vehicular traffic. This is an arrangement that encourages slow incoming and outgoing traffic speeds and is a conventional feature of many small infill residential developments (such as the current proposals) nationwide. Shared surfaces do not need to be wide enough for two-way traffic; and there is good visibility along the driveway and ample turning space provided within the on-site courtyard for passing manoeuvres to take place. It is considered to be of an acceptable width and overall standard to serve the proposed development. The overall arrangement and position of parking internally within the development is considered to be acceptable.

Although concerns have been raised by objectors about additional traffic arising as a result of the proposed development, it is not considered that this would be materially different from the level of traffic that could arise from the continued future use of the site for commercial purposes. In this respect it would seem that local residents have been fortunate that the current occupiers do not appear to use the site particularly intensively. However there is no guarantee that this would continue to be the case and it is legitimate for the applicants' Transport Statement to consider the implications of the potential traffic generation that could typically arise from a commercial operation of this type and scale.

Possible excess traffic speeds in Woodcot Gardens are a further concern raised by objectors. However it is considered inappropriate to withhold planning permission on the basis of motorist behaviour that would, if it were possible, be reckless and potentially illegal and subject to law enforcement.

The Highway Authority (Hampshire County Council) has raised no objections to the proposed development on the grounds of traffic generation and any alleged inadequacy in the capacity of Woodcot Gardens to serve the traffic associated with the proposed development.

Additionally, no concerns are expressed about the safety or capacity of the junction of Woodcot Gardens with Fleet Road. The sightlines and junction arrangement here are considered to be conventional and acceptable.

Objection to the current proposed development is specifically raised by the occupiers of No.65 Fleet Road on account of the existing poor visibility from the end of their private driveway to the right-hand side; i.e. looking towards Fleet Road. This driveway exits into Woodcot Gardens at the turning head and is located between Nos. 1 and 2 Woodcot Gardens - No.65 Fleet Road does not have a vehicular access directly onto Fleet Road. However it is understood that this driveway arrangement has existed ever since Woodcot Gardens was built. It is not, however, considered that this is a matter that arises as a result of the proposed development and, as such, it would be inappropriate to expect the developer to resolve this matter. No.65's driveway has good visibility to the left-hand side looking down the length of the existing driveway to serve the proposed development. Highway visibility problems of the nature raised by the occupiers of No.65 can often be alleviated by the fitment of an angled mirror on the far side of the roadway to provide a view of incoming traffic, possibly together with provision of 'Concealed Entrance' warning signage. It would be open to the householder to contact the Highway Authority (Hampshire County Council) to explore options for the installation of a mirror and warning signage to help alleviate their concerns about the use of their driveway.

The proposed development makes provision for on-site parking comprising two parking spaces for each 3-bedroom house; and three spaces for each 4-bedroom house. Two visitor parking spaces are also provided within the development. Cycle parking is shown to be provided by sheds with each of the proposed house plots. The proposals thereby meet the Council's adopted parking standards in full and, as such, the proposed development makes appropriate and acceptable provision for parking on-site to support itself.

All of the proposed house plots are shown to be provided with adequate space for the storage of refuse/recycling bins and this can be secured and retained with the imposition of the usual planning condition. Whilst objectors consider the proposed bin collection arrangements to be unacceptable, the proposed arrangements are conventional and no objections are raised by the Council's Operations Manager (Domestic Bin Collection).

No Transport Contribution can currently be justified in this case because the proposed development is too small to justify seeking such a contribution.

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

6. Impact Upon Wildlife –

Special Protection Area.

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case,

Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations.

The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 7 net new residential units within the Farnborough urban area. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the

vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

Appropriate Assessment under Regulation 63(1) of the Habitats Regulations.

If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2019), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in May 2019. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy CP13 and the AMS applicants must:-

- (a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- (b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this case the applicants have provided written evidence that they have acquired SANGS

capacity from the Hart District Council Bramshot Farm SANGS scheme sufficient for the 7 new dwelling units proposed, costing the applicants £67,572.96 that has already been paid to Hart DC. Furthermore, the applicants are also seeking to secure a financial contribution of £5,169.00 towards SAMMS by way of a s106 planning obligation submitted to Rushmoor BC requiring payment of this additional SPA financial contribution upon the implementation of the proposed development.

Conclusions of Appropriate Assessment.

On this basis, the Council are satisfied that, subject to the receipt of a satisfactory completed s106 Planning Obligation, the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly it is considered that planning permission can be granted for the proposed development on SPA grounds.

Site Specific Protected Species.

According to the submitted Ecological Appraisal/Survey Reports, the application property has limited potential to host roosting bats and other protected wildlife species and the Council's Ecology consultee is satisfied that there are no biodiversity reasons for refusal or amendment of the proposals. Notwithstanding objections by neighbours on the basis of wildlife, it is not considered that the proposed development would have any material and harmful impact on this. In any event, should the developer encounter protected wildlife species on site during the course of implementing the proposed development they are entirely separately obliged to observe the requirements of the Wildlife & Countryside Act 1999.

In the circumstances, it is considered appropriate that a condition be imposed to require the developer to submit details of, and implement and retain, biodiversity enhancements as part of the development to meet the requirements of New Rushmoor Local Plan Policy NE4. It is also considered appropriate to add an informative to remind the developer of the requirements of the Wildlife & Countryside Act with respect to any protected wildlife species that may be encountered on site notwithstanding the results of the various surveys already undertaken.

7. Surface Water Drainage -

The site is located on land at lowest risk of flooding. As existing almost half of the site area is covered with impermeable surfaces and the proposed development provides the opportunity to reduce this. A Drainage Strategy Report has been submitted with the application that considers how to do this having regard to the need to protect the rooting areas of trees to be retained : indeed, constructing soakaways within the rooting areas would not be appropriate. The applicants indicate that a SUDS system would be incorporated into the development to deal with surface water drainage on site that would be located under the central courtyard area. This is considered to be an appropriate arrangement in principle. Accordingly, subject to the imposition of a condition to require the submission of details in this respect, it is considered that the requirements of New Rushmoor Local Plan Policies NE6-8 would be met.

8. Public open space -

Policy DE6 of the New Rushmoor Local Plan seeks to ensure that adequate open space

provision is made to cater for future residents in connection with new residential developments. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting. However, as it is a scheme for less than 10 dwelling units, this is a circumstance where a financial contribution towards the off-site provision of public open space cannot be required.

Conclusions -

The proposals are considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment and are acceptable in highway terms. Having regard to the contribution already made towards the Bramshot Farm SPA mitigation scheme and the Strategic Access Management Measurement contribution to be secured by the s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. It is not considered that the site harbors any significant protected wildlife, nevertheless appropriate biodiversity gain can be secured as a result of the development. The proposals are thereby considered acceptable having regard to Policies DE1, DE2, DE3, IN2, NE1, NE3, NE4 and NE6-8 of the adopted New Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 7 August 2020 to secure the SAMMs SPA contribution as set out in the report the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 7 August 2020, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted New Rushmoor Local Plan Policy NE1.

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended November 2017 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and details – Drawing Nos.PSD-FAWNS-P-01 REV.A, -P-02 REV.B, -P-03 REV.C, -P-04 REV.A, -P-05 REV.A, -P-06, -P-07 & -P-08; Design & Access Statement, Planning Statement, Transport Statement, Preliminary Ecological and Survey Reports, a Bat Survey Report, Phase 1 Site Investigation Report,

Arboricultural Impact Assessment, Sunlight & Daylight Report, Noise Impact Assessment, and Drainage Strategy Report.

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

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

External walls;
Roofing materials;
Window frames;
Rainwater Goods; and
Ground Surfacing Materials

Reason - To ensure satisfactory external appearance. *

4. 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.

5. Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved prior to the first occupation of the new dwelling hereby permitted.

Reason - To safeguard the amenities of neighbouring property. *

6. The development hereby permitted shall not be occupied until the parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development as allocated on the approved plans. Thereafter these parking facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car parking. *

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

Reason - In the interests of visual amenity.

8. Prior to first occupation of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

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

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

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

10. Prior to the commencement of development a Construction & Traffic Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the arrangements to be made for the delivery of all building and other materials to the site;
- (c) the provision to be made for any storage of building and other materials on site;
- (d) measures to prevent mud from being deposited on the highway;
- (e) the programme for construction; and
- (f) the protective hoarding/enclosure of the site.

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

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

11. No construction works pursuant to this permission shall take place until detailed measures to incorporate Sustainable Drainage Systems (SUDS) into the new built development have been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the new building and retained in perpetuity.

Reason - To reflect the objectives of Policy NE8 of the New Rushmoor Local Plan (2014-2032). *

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

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology.

This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

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

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

13. 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.

14. Prior to occupation of any part of the development hereby approved, the refuse bin and cycle storage for each individual house plot and communal bin collection area as shown on the plans hereby approved shall be provided in full and retained thereafter at all times.

Reason - In the interests of visual amenity and highway safety.

15. No works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the Arboricultural Impact Assessment Report hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

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

16. No works consisting of foundations and services (pipes drains cables etc) shall start until a construction method statement detailing how impact on the roots of trees identified for retention will be avoided, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out strictly in accordance with the method statement so approved.

Reason - To ensure the amenity value of the trees shrubs and landscaped areas is maintained . *

17. 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, D and E 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 trees to be retained; and to prevent adverse impact on traffic and parking conditions in the vicinity.

18. 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 additional windows, doors or openings of any kind shall be inserted in the first-floor elevations and roofs of the new development hereby permitted without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties.

19. Notwithstanding the details shown on the submitted plans, the first-floor windows in (a) the front elevation of the Plot 1 & 2 houses and (b) the north-facing side elevation of the Plot 7 house of the development hereby approved shall be fitted with obscure glass and fixed closed with the exception of:

- o High level windows with a cill height not less than 1.7m above the internal floor level of the room.
- o Opening top light windows forming the upper part of a larger window where the horizontal division is no less than 1.7m above the internal floor level of the room, and where the section below the division is obscurely glazed and fixed closed.

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

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

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

21. The development hereby approved shall not be occupied until measures to protect buildings (and garden areas) from railway noise have been implemented in accordance with a detailed scheme to include the acoustic fence shown on the plans hereby approved, together with full details of acoustic double glazing and acoustic ventilation as described in the Noise Impact Assessment report submitted with the application, that has been first submitted to and approved in writing by the Local Planning Authority.

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

22. No development shall commence until a biodiversity enhancement plan and a proforma checklist clearly setting out the steps required to implement these enhancements, and avoid harm to wildlife during construction, has been submitted to, and approved by, the Local Planning Authority.

Note: the enhancement plan and checklist should be based on the recommendations in the various wildlife reports submitted in support of the application, presenting them in a clear and concise format suitable for use during construction site project management.

No dwelling shall be occupied until the checklist approved under this condition has been completed, signed off by the project ecologist / wildlife consultant and approved in writing by the Local Planning Authority.

Reason: to protect and enhance biodiversity in accordance with Policy NE4 of the New Rushmoor Local Plan (2014-2032) and para 175 of the NPPF. *

INFORMATIVES

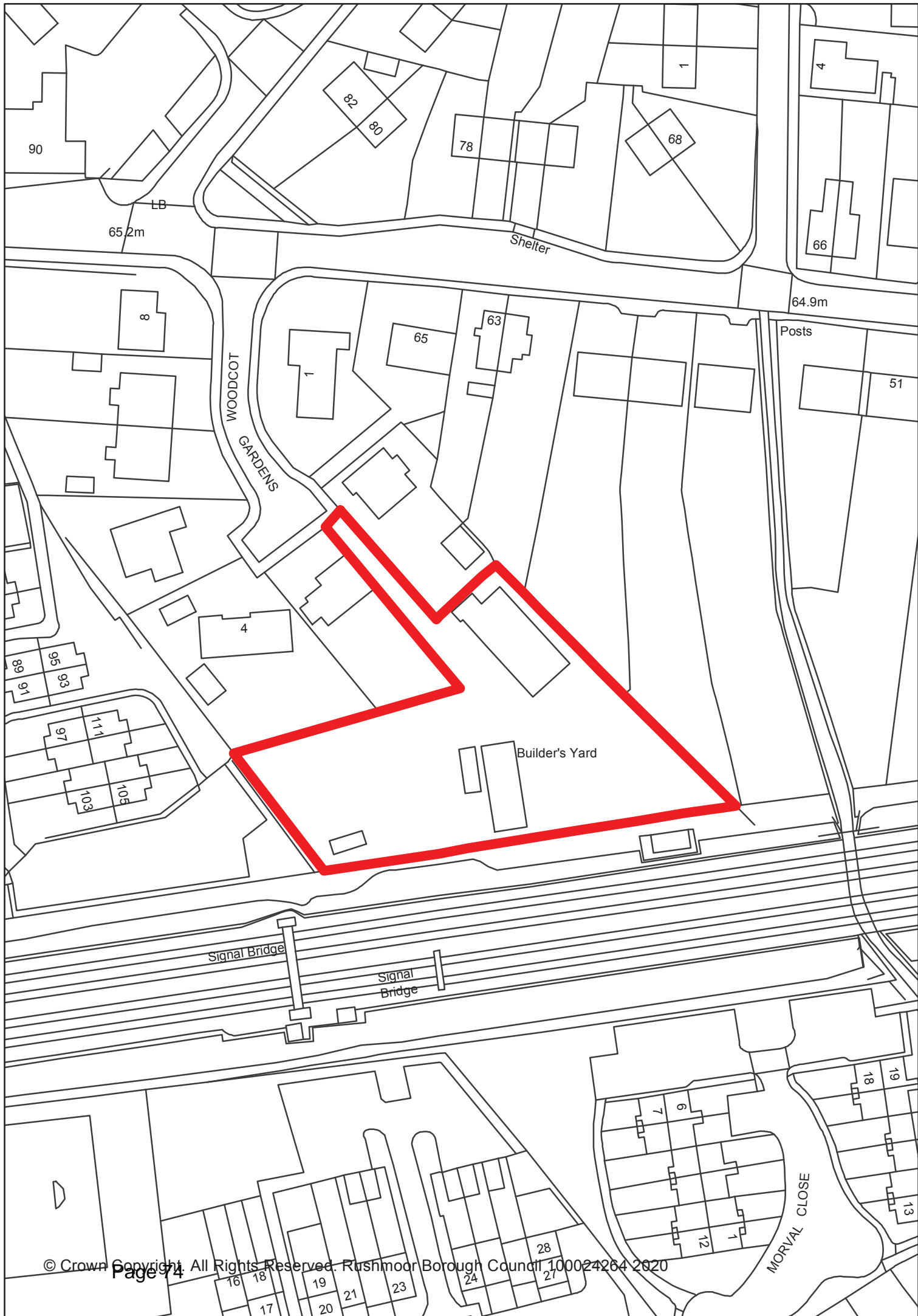
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

The proposals are considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment and are acceptable in highway terms. Having regard to the contribution already made towards the Bramshot Farm SPA mitigation scheme and the Strategic Access Management Measurement contribution to be secured by the s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. It is not considered that the site harbors any significant protected wildlife, nevertheless appropriate biodiversity gain can be secured as a result of the development. The proposals are thereby considered acceptable having regard to Policies DE1, DE2, DE3, IN2, NE1, NE3, NE4 and NE6-8 of the adopted New Rushmoor Local Plan (2014-2032).

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

- 2 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 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.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 7 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.
- 8 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

- 9 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub-Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 10 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 11 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 12 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.



Notes

Key to symbols

SURVEY STATIONS

NAME	EASTINGS	NORTHINGS	LEVEL
PSA	500.000	1000.000	20.000
PSA	459.352	1070.040	20.198
PSB	470.192	1080.270	20.116
PSB	471.043	1052.219	20.329
PSB	453.050	1026.434	20.339
PSB	491.868	1006.314	20.790
PSB	466.332	1004.187	20.740
PSB	518.769	899.744	20.112
PSB	512.125	1006.735	20.133
PS11	498.239	983.252	19.809
PS12	459.846	1046.736	20.404
PS13	472.337	1008.117	19.816
PS14	472.715	1044.219	20.443

Reference drawings

Rev	Date	Drawn	Description	Chk'd	App'd

Client

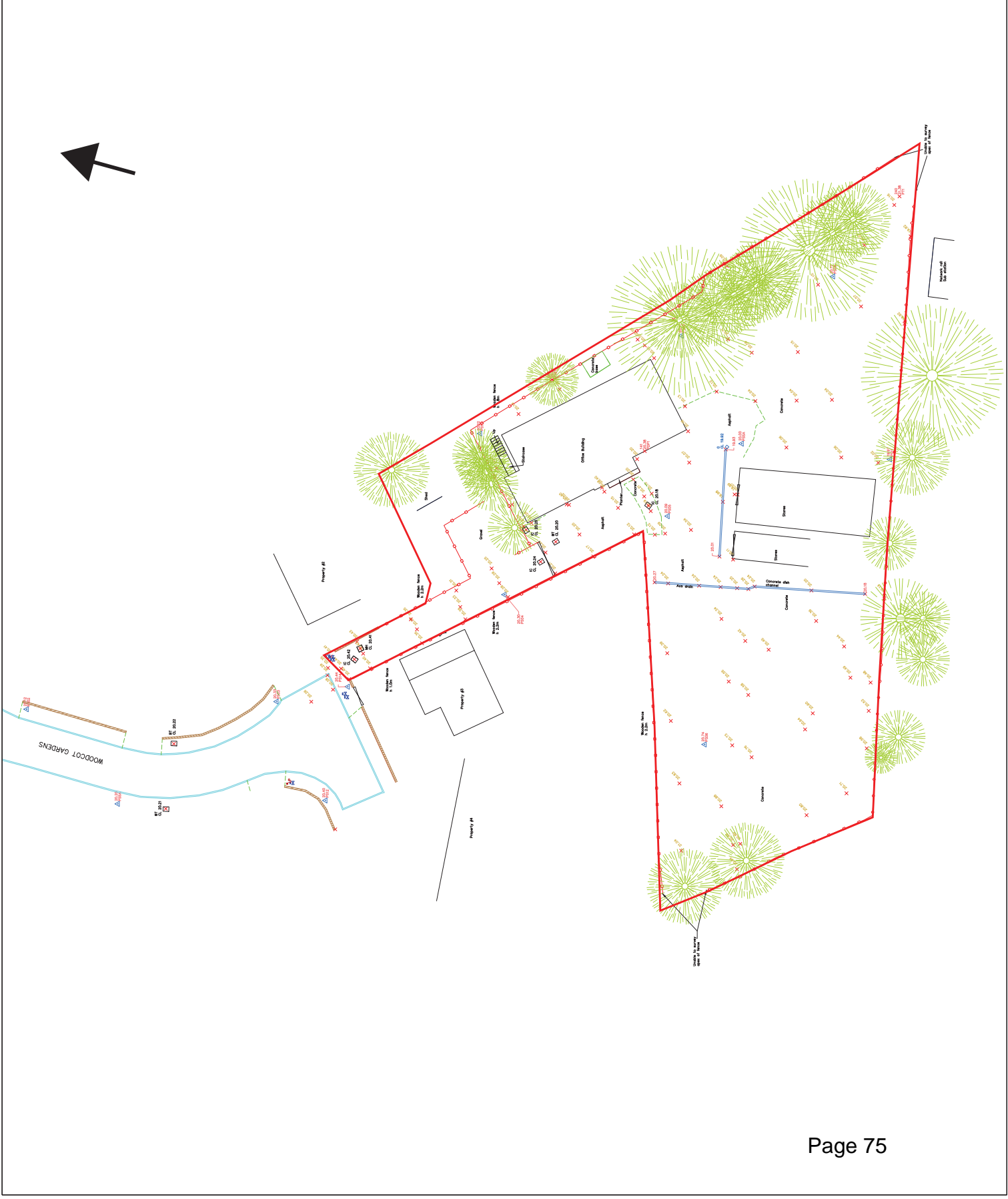
WOODCOT GARDENS
FARNBROUGH

Title

EXISTING SITE PLAN AND
TOPOGRAPHICAL SURVEY DETAILS

Designed	NH	Eng check
Drawn	KR	Coordination
Date	OCTOBER 2019	Approved
Scale at A1	Status	Rev
1:200		
		Security

Drawing Number
PSD-FAWNS-P-08



PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS.

Rev.	Date	Details	Drawn
A.	15/01/20	Final drawing issued 15/01/20	JPS
B.	16/02/20	Revised drawing	PSD



For tree root categories - Refer to Martin Dobson Associates separate constraints drawings.

For details on vehicle tracking and movements refer to highways and transport consultants report



Client: Fawns Rec. Services Ltd

Site Address: Woodcot Court, Farnborough, Hants, GU14 9RD

Description: Proposed Site and Block Plans

Drawing Number: PSD-FAMMS-P-02 - Rev. B
Date: July 2019
Scale: As Shown @ A1

Status: PLANNING

AutocAD Reference:

PSD Architectural Services
1 Convey Drive, Cove, Farnborough
Hampshire, GU14 9RC
Tel: 01253 770000
Email: info@psd.co.uk

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Legend

	Existing trees to be retained		Proposed native hedgerow
	Existing structures to be removed		Proposed fence
	Proposed cycle storage		Proposed bin storage
	Proposed parking		Proposed grassland
	Proposed native hedgerow		Proposed fence
	Proposed cycle storage		Proposed bin storage
	Proposed parking		Proposed grassland

Garden Sizes

Plot 1	74sqm
Plot 2	117sqm
Plot 3	150sqm
Plot 4	418sqm
Plot 5	150sqm
Plot 6	87sqm
Plot 7	100sqm
Total	1096sqm

Accommodation Schedule

Plot 1	86sqm	3 bedroom detached house
Plot 2	86sqm	3 bedroom detached house
Plot 3	86sqm	3 bedroom detached house
Plot 4	116sqm	4 bedroom detached house
Plot 5	102sqm	4 bedroom detached house
Plot 6	89sqm	3 bedroom detached house
Plot 7	89sqm	3 bedroom detached house
Total	651sqm	

Site Plan
Scale 1:200
0 2 4 6 8 10 Metres
Scale Bar - 1:200

PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS.

Rev.	Date	Details	Drawn
A	10/12/14	Room Areas updated to comply with national standards.	JPS
B	10/02/20	Amended Windows Frame	PSD
C	10/02/20	Amended Plans for the with technical comments	PSD

Typical Proposed finishes.



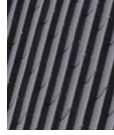
White Render.



Timber Cladding.



White Timber Windows.



Slate Roof Tiles.



Brickwork finish.

Client: **Fawns Rec. Services Ltd**

Site Address:
Woodcot Court
Farnborough
Hants
GU14 9RD

Description:
Elevations & Floor Plans
Plots 1 to 4

Drawing Number: PSD-FAMMS-P-03 - Rev C
Date: July 2019
Scale: As Shown @ A1

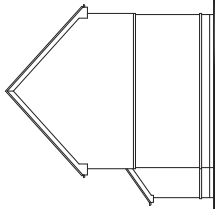
Status: **PLANNING**

AutocAD Reference:

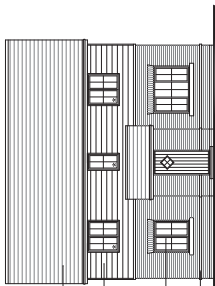


1 Conway Drive, Cove, Farnborough
Hampshire, GU14 9PC
Tel: 01329 413000
Email: info@psdarch.co.uk

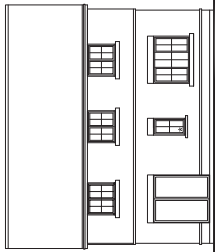
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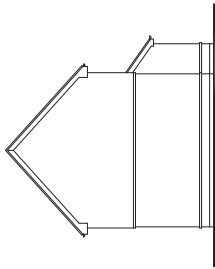
Side Elevation



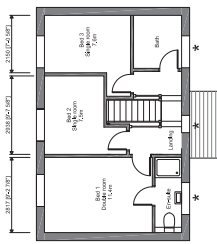
Front Elevation (Plots 1, 2 & 3)



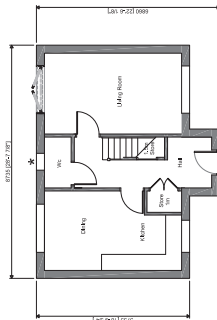
Rear Elevation



Side Elevation



First Floor Plan



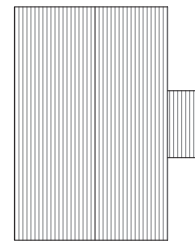
Ground Floor Plan

Plots 1, 2 & 3 (86sqm)
3 Bed / 4 Person House

* Obscure glazed



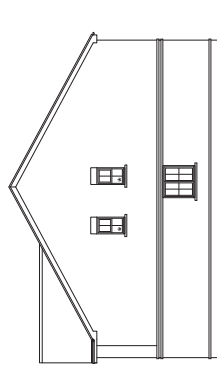
Scale Bar - 1:100



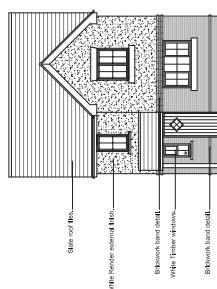
Roof Plan

Accommodation Schedule	
Plot 1	86sqm
Plot 2	86sqm
Plot 3	86sqm
Plot 4	116sqm
Plot 5	102sqm
Plot 6	89sqm
Plot 7	89sqm
Total	651sqm

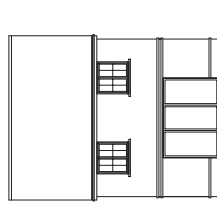
3 bedroom detached house
3 bedroom detached house
3 bedroom detached house
4 bedroom detached house
3 bedroom detached house
3 bedroom detached house
3 bedroom detached house



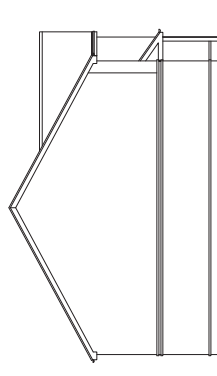
Side Elevation



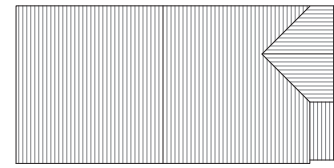
Front Elevation (Plot 4)



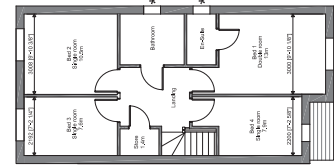
Rear Elevation



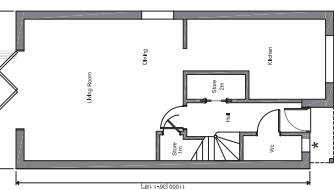
Side Elevation



Roof Plan



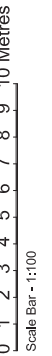
First Floor Plan



Ground Floor Plan

4 Bed / 5 Person House
Plot 4 (116sqm)

* Obscure glazed



Scale Bar - 1:100

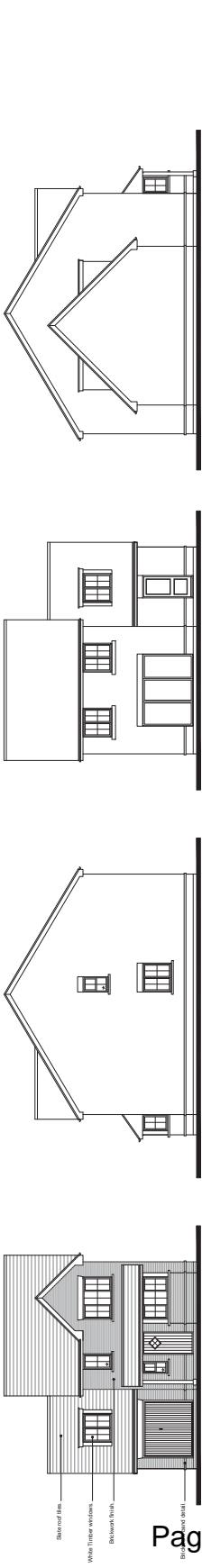
Accommodation Schedule	
Plot 1	86sqm
Plot 2	86sqm
Plot 3	86sqm
Plot 4	116sqm
Plot 5	102sqm
Plot 6	89sqm
Plot 7	89sqm
Total	651sqm

3 bedroom detached house
3 bedroom detached house
3 bedroom detached house
4 bedroom detached house
3 bedroom detached house
3 bedroom detached house
3 bedroom detached house

PRIOR TO THE COMMENCEMENT OF ANY WORKS, THE BUILDER IS TO CHECK AND/OR DETERMINE ALL CONSTRUCTION DETAILS, INCLUDING CHECKING EXISTING SITE LEVELS AND DIMENSIONS.

Rev	Date	Details	Drawn
A	02.12.19	Room sizes updated to comply with national standards.	JPS

Typical Proposed finishes.

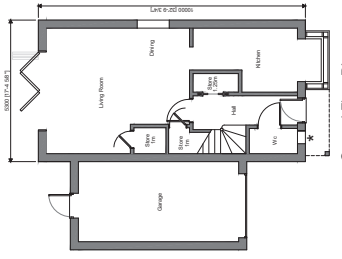


Front Elevation (Plot 5)

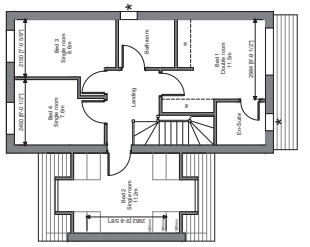
Side Elevation

Rear Elevation

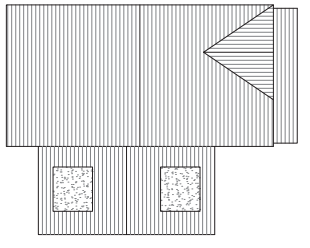
Side Elevation



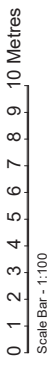
Ground Floor Plan
4 Bed / 5 Person House
Plot 5 (102sqm)
* Obscure glazed



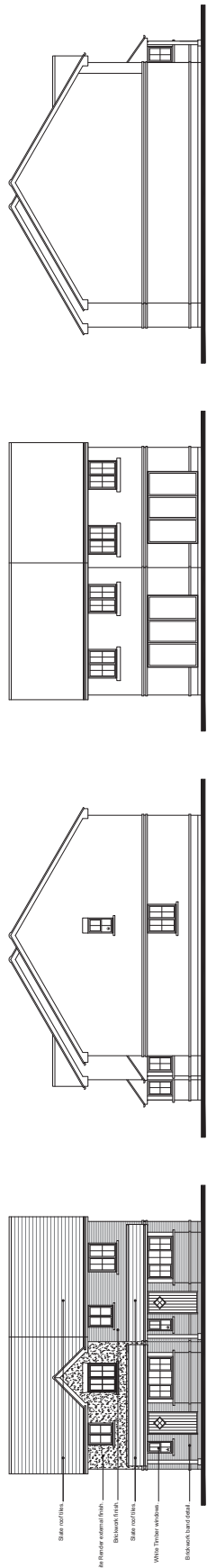
First Floor Plan



Roof Plan



Accommodation Schedule	
Plot 1	86sqm
Plot 2	86sqm
Plot 3	86sqm
Plot 4	116sqm
Plot 5	102sqm
Plot 6	89sqm
Plot 7	89sqm
Total	651sqm

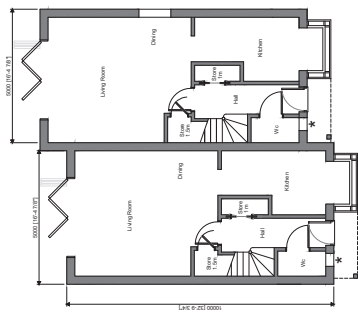


Front Elevation (Plot 6 & 7)

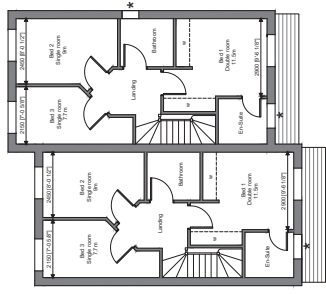
Side Elevation (Plot 7)

Rear Elevation (Plot 6 & 7)

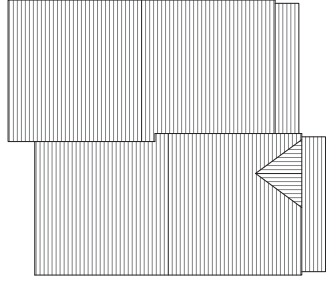
Side Elevation (Plot 6)



Ground Floor Plans
3 Bed / 4 Person House
Plots 6 & 7 (699sqm)
* Obscure glazed



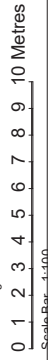
First Floor Plans
Plots 6 & 7



Roof Plans
Plots 6 & 7

Accommodation Schedule	
Plot 1	86sqm
Plot 2	86sqm
Plot 3	86sqm
Plot 4	116sqm
Plot 5	102sqm
Plot 6	89sqm
Plot 7	89sqm
Total	651sqm

Client: Fawns Rec. Services Ltd	
Site Address: Woodcot Court Farnborough Hants	Description: Elevations & Floor Plans Plots 5 to 7
Drawing Number: GU14.9RD	PSD-FAWNS-P-04 - Rev. A
Date: July 2019	Scale: As Shown @ A1
Status: PLANNING	
AutoCAD Reference:	
PSD Architectural Services	
1 Conwy Drive, Cove, Farnborough Hampshire, GU14 9RP Tel: 01253 765000 Email: info@psd-arab.co.uk	
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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.	20/00248/FULPP
Date Valid	9th April 2020
Expiry date of consultations	8th May 2020
Proposal	Proposed new attached 3-bedroom 4-person occupancy dwellinghouse following demolition of existing garage; and provision of pair of forecourt parking spaces to both the existing dwelling (No.29) and the proposed new house (amended scheme following withdrawal of 2-bedroom new house scheme 20/00138/FULPP)
Address	29 Whites Road Farnborough
Ward	St Mark's
Applicant	Pinecraft Development Ltd
Agent	Harding Rose Architects
Recommendation	GRANT subject to s106 Planning Obligation

Description

The application site (No.29 Whites Road) is a long-established residential plot located on the north side of Whites Road approximately half-way along its length. No.29 comprises an extended detached house of three-bedroom size with a detached double garage to the east side. The application site, comprising the entire curtilage of the existing No.29, is rectangular in shape with a road frontage of 14 metres and a plot depth of 37 metres.

The adjoining residential properties to either side are No.27 Whites Road to the west; and No.31 Whites Road to the east. To the north of Whites Road is Rodmel Court, which is a modern residential cul-de-sac forming part of the Sycamore Park estate development. Nos.16,16a,16b and 18 Whites Road are residential properties located opposite the application site.

The proposal is for the demolition of the existing double garage and the erection of a two-storey side extension attached to the east side of the existing house to form a new three-bedroom house. The existing house would remain unaltered in size but would have a reduced plot width of 8 metres, and the proposed house would occupy a 6 metre wide plot. The plot depth remains unchanged. The proposed new house would be adjacent to the east

boundary of the site shared with No.31 Whites Road, albeit inset from the boundary by approximately 1 metre.

Externally, the proposed new house has been designed to have the appearance of being an extension to the side of the existing house, with the 'front' door located on the side elevation and reached via a pedestrian path between the side of the house and the boundary with No.31. The proposed external materials would match those use in the existing house, comprising facing brickwork and render. The roof of the proposed house, which would be plain tiled to match, would be hipped and tied into the roof of the existing house.

On-site parking of 2 spaces for both the proposed and existing houses are shown to be provided to the front of the houses. The site would retain its existing vehicular access onto Whites Road to the front of the existing double garage and the existing vehicular access serving the garages retained for the use of the proposed new house. A new vehicular access would be formed to serve the proposed on-site parking for the existing house.

The application is accompanied by a Design & Access Statement.

The applicants are seeking to complete a s106 Planning Obligation to secure the necessary SPA mitigation and avoidance financial contribution to address SPA impact.

Consultee Responses

HCC Highways Development Planning	No highway objections.
Natural England	No objections subject to an appropriate SPA financial contribution being secured with a s106 Planning Obligation.
Hampshire & I.O.W. Wildlife Trust	No comments received during the consultation period, thereby presumed to have no objections.
Hampshire Fire & Rescue Service	No objections and provides generic fire safety advice.
Neighbourhood Policing Team	No comments received during the consultation period, thereby presumed to have no objections.
Thames Water	No comments received during the consultation period, thereby presumed to have no objections.
Contract Management	No objection.
Environmental Health	No objection subject to imposition of a condition concerning hours of work on site.

Neighbours notified

In addition to posting a site notice and press advertisement, 10 individual letters of notification were sent to properties in Whites Road and Rodmel Court, including all properties adjoining or opposite the application site.

Neighbour comments

At the time of writing this report, a total of 23 objections have been received from the occupiers of Nos.2 (twice), 8, 16, 20 (twice), 21, 25, 27 (twice), 30, 31 (twice), 33 (twice), 35, 39, 41, 49, 67, 81 and 83 Whites Road; and 125 (The Squirrel Public House) Park Road. The following summary objections have been raised:-

- (a) Whites Road is a busy, congested, narrow road and has very limited on-street parking, some of which already impedes on-site driveway parking. The road contains many multi-car families; and street parking, often remote from residents' homes and sometimes double-parking, takes place.
- (b) There is a busy Public House (The Squirrel) at the Park Road end of the road that generates much overspill parking in Whites Road;
- (c) Residents in South Street and Park Road already park in Whites Road;
- (d) Extra demand for scarce street parking spaces resulting from the proposed development cannot be absorbed. The scarcity of street parking spaces was made worse when double-yellow lines were extended in the road;
- (e) Existing problems with emergency vehicle, delivery lorries/vans and refuse lorry access to Whites Road would be exacerbated;
- (f) The proposed development would provide inadequate parking : the proposed new house is potentially to be occupied by 4 persons, so 2 on-site spaces are inadequate; and the existing house to be retained could be occupied internally as a 4-bedroom house by re-purposing of a ground floor reception room into a bedroom; No provision for visitor parking;
- (g) The proposed on-site parking to be provided would result in the loss of some existing on-street parking space;
- (h) Children like to play in the road. Danger to children and pets due to increased traffic in the road;
- (i) Adverse impacts upon the safety and convenience of people already living in Whites Road;
- (j) Adverse impact upon the visual character and appearance of the road because the proposed house would be narrower than the average width of semi-detached properties in the road : it would not be correct to compare the proposed development with the narrower width of terraced properties in the road.
- (k) The application site is not big enough to accommodate the proposed development;
- (l) No.31 Whites Road : no objections to the proposed new house itself (notwithstanding private property matters to be resolved with the applicants), but have concerns about adequacy of parking provision – especially because families grow;
- (m) Increased pollution; and
- (n) The existing house should be retained without the proposed new house; or the proposal should be reverted to the 2-bedroom size house originally proposed by withdrawn [Officer Note: the Council must consider the proposals that have been submitted with the application. The Council cannot consider alternative proposals that may be preferred instead or, indeed, refuse permission because alternative developments of the site can be envisaged.]

Policy and determining issues

The site is located within the built-up area of Farnborough. The site is not located within or near a Conservation Area, is not near a listed building and does not contain one.

Policies DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards)

and DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), IN2 (Transport), NE1 (Thames Basin Heaths Special Protection Area), NE4 (Biodiversity) and NE6-NE8 (Flood Risk and Drainage) of the adopted New Rushmoor Local Plan (2014-2032) are relevant to the consideration of the current application.

Also relevant is the Council's adopted Supplementary Planning Document (SPD) "Parking Standards" adopted in 2017. Since the SPD was subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to the requirements of this document. The advice contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) is also relevant.

In this context, the key determining issues are considered to be:

1. The Principle of the proposals;
2. Visual Impact;
3. Impact on Neighbours;
4. The Living Environment Provided;
5. Highways Considerations;
6. Impact on Wildlife;
7. Drainage Issues; and
8. Public Open Space.

Commentary

1. Principle -

The proposals seek to re-use part of an under-used property within the built-up area of Farnborough. The proposed development is therefore seeking to make more efficient use of previously developed land, which, within reason, continues to be a clear objective of both Government planning guidance and current adopted local planning policy.

The current scheme proposes the provision of a single small dwelling. New Rushmoor Local Plan Policy LN2 requires 30% affordable housing on schemes of 11 or more dwelling units, subject to viability. However, since the scheme proposes a significantly lower number of dwelling units, the requirements of this policy do not apply in this case.

Given the benign existing and previous use(s) of the application land, the Council's Environmental Health Team do not require the undertaking of a site investigation for ground contamination.

In the circumstances, it is considered that the proposals are acceptable in principle (subject to all usual development control issues being satisfactorily resolved in detail) since the proposals are clearly in line with Government objectives and the Council's own adopted planning policies.

2. Visual Impact -

The vicinity has a mixed character, with a variety of conventional dwelling types, ages, building-to-building separations and external materials in detached, semi-detached and terraced form. The design and external appearance of the proposed house is considered to be entirely conventional and acceptable. Although objection has been raised on the basis

that the proposed house would have a width below the average for semi-detached houses in the road, it is not considered that this would be especially, if at all, noticeable. It is not considered that the character and appearance of the street is defined by arithmetical regularity of this nature. The proposed house has been designed to have the appearance of an extension to the existing house, would use conventional matching external materials, conform with the notional building line in the road, and have a roof matching and tied-into the existing roof of No.29. Although the provision of parking spaces would involve the use of much of the space to the front of both the existing and proposed houses, this arrangement is not unusual in the road. As such, it is not considered that the proposed development would materially and harmfully affect the visual character and appearance of the area. It is therefore considered that the proposals are acceptable in visual terms.

3. Impact on neighbours -

Due to a combination of the design, degree of separation and the orientation of the proposed new house relative to neighbours, it is considered that the proposals would provide acceptable relationships with all its neighbours. The occupiers of No.31 have requested that the developer provide a taller fence to the side boundary of the new house in order to maintain adequate mutual privacy between the properties. However, the provision of a taller fence in this location is not considered necessary to impose. It is considered that acceptable and appropriate boundary enclosures between the two properties (and, indeed, the other adjacent properties) can be secured by the imposition of the usual planning condition concerning boundary enclosures.

The occupiers of No.31 Whites Road have also raised queries concerning the position of the boundary line between their property and the application property. However this is a private property matter that they can only resolve in dialogue with the applicant. It is not a matter that can be taken into account in determining this planning application.

It is considered that the relationship of the proposed new house with the retained house at No.29 Whites Road is considered to be acceptable. It is not considered that any other property in the vicinity would be materially and adversely impacted by the proposed development. It is considered that the proposed development would have an acceptable impact upon neighbours.

4. The living environment created -

The proposed house would provide accommodation meeting the Government minimum internal floorspace standards appropriate for level of occupancy. The proposed development is also able to provide on-site amenity space for residents in the form of private rear gardens exceeding the requirements of New Local Plan Policy DE3 for both the proposed new dwelling and also retained for the existing dwelling. The internal layout of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is a matter for prospective purchasers/occupiers to decide whether they choose to live in the proposed development. Nevertheless, it is considered that the living environment created would be acceptable.

5. Highways considerations -

The proposed development would utilise the existing vehicular access to Whites Road. Planning permission is not required for the creation of the new vehicular access to serve the parking proposed for the existing house because Whites Road is not a classified road. The

only consent required in this respect is for the applicants to independently obtain a licence under the Highway Act from the highway authority, Hampshire County Council.

Although concerns have been raised by objectors about additional traffic arising as a result of the proposed development, it is not considered that this would be significant in the context of a road already serving approximately 50 dwellings. The Highway Authority (Hampshire County Council) has raised no objections to the proposed development on the grounds of any alleged inadequacy in the capacity of the road to serve the traffic associated with the proposed development.

The proposed development makes provision for on-site parking comprising two parking spaces each. Although no visitor parking can be provided, this requirement of the adopted 'Parking Standards' SPD is for provision of a fraction of a parking space when applied to a single proposed dwelling, which is not considered to be reasonable nor realistic. The notional loss of a street parking space as a result of the formation of a new vehicular access to serve parking for the existing house can already occur without the need for planning permission. Cycle parking could be provided by sheds at each of the proposed house plots. It is therefore considered that the proposals meet the Council's adopted parking standards and, as such, the proposed development makes appropriate and acceptable provision for parking on-site to support itself.

Whilst objectors have highlighted existing parking congestion problems in Whites Road and expressed concern that these would be exacerbated by the proposals, it is not considered that existing residents would experience any material additional loss of existing street parking. Further, it is not considered appropriate or reasonable for developers to be required to resolve existing problems in the area of this nature, which do not mitigate the impact of the proposal, in order to secure planning permission. Additionally, in any event, it is current Government guidance that denying planning permissions on highways grounds is only justified and appropriate where the safety or convenience of highway users would be subject to severe harm.

Although not shown on the submitted plans, it is considered that there is adequate space available within both the proposed and existing house plots for the storage of refuse/recycling bins. The usual planning condition can be used to ensure that adequate on-site storage for bins is provided. It is considered that bin collection would be no different from that undertaken from all other properties in the road.

The Highway Authority (Hampshire County Council) considers the proposals to be acceptable.

No Transport Contribution can currently be justified in this case because the proposed development is too small to justify seeking such a contribution.

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

6. Impact Upon Wildlife –

Special Protection Area.

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in

residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations.

The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 1 net new residential unit within the Farnborough urban area. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to

the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

Appropriate Assessment under Regulation 63(1) of the Habitats Regulations.

If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmmor Local Plan Policy NE1 and the Thames Basin Heaths Avoidance & Mitigation Strategy (2019), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in May 2019. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy NE1 and the AMS applicants must:-

- (a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- (b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this case the applicants have received an allocation of SANGS capacity from the Council's Southwood Woodland II SANGS scheme sufficient for the new dwelling unit proposed. The attendant SPA financial contribution has been secured by the applicants entering into a satisfactory s106 Planning Obligation to require payment of a financial contribution of £7,211.00 towards SPA mitigation and avoidance (comprising £6,500.00 SANGS and £711.00 SAMMS contributions) upon the implementation of the proposed development.

Conclusions of Appropriate Assessment.

On this basis, the Council are satisfied that the applicants have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of Local Plan Policy NE1 and the AMS. Accordingly it is considered that planning permission can be granted for the proposed development on SPA grounds.

Site Specific Protected Species.

The application site is not considered to have any significant nature conservation interest. The majority of the proposed development would be in the vicinity of a modern-style flat-roofed garage at the site to be demolished. However the applicants are independently subject to the requirements and obligations of the Wildlife & Countryside Act 199 in respect of protected wildlife species. It is considered that a planning condition can be used to secure the biodiversity gain that is proposed.

7. Surface Water Drainage -

Notwithstanding the requirements of New Rushmoor Local Plan Policies NE6-8 it is considered that the proposal would not worsen the existing situation with regard to surface water drainage from this site given that the site is already developed coverage, mainly by the existing building and hard-surfaces. The site is identified as being land at the lowest risk of flooding. Accordingly, it is considered that the proposals are acceptable having regard to Policies NE6-8.

8. Public open space -

Policy DE6 of the New Rushmoor Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting. However, as it is a scheme for less than 10 dwelling units, this is a circumstance where a financial contribution towards the off-site provision of public open space cannot be required.

Conclusions -

The proposals are considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse

impact on neighbours, would provide an acceptable living environment and is acceptable in highway terms. Subject to the provision of a contribution towards the Southwood Woodland II SPA mitigation scheme to be secured by the s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. It is not considered that the site harbors any significant protected wildlife, nevertheless appropriate biodiversity gain can be secured as a result of the development. The proposals are thereby considered acceptable having regard to Policies DE1, DE2, DE3, IN2, NE1, NE4 and NE6-8 of the adopted New Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 17 June 2020 to secure the SPA contributions as set out in the report the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 17 June 2020, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted New Rushmoor Local Plan Policy NE1.

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended November 2017 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and details – B.01, L.01, EX.01, EX.02, EX.03, EX.04, EX.05, P.01, P.02, PL.01, PL.02, PL.03, PL.04 & PL.05; and Design & Access Statement.

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

3. Notwithstanding any indication of materials which may have been given in the application, or in the absence of such information, construction of the following elements of the development hereby approved [the external walls, roofing materials, window frames/glazing, and rainwater goods] shall be undertaken using materials matching those used in the existing dwelling and thereafter retained.

Reason - To ensure satisfactory external appearance. *

4. 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.

5. Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved prior to the first occupation of the new dwelling hereby permitted.

Reason - To safeguard the amenities of neighbouring property. *

6. The development hereby permitted shall not be occupied until the parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development and also to the existing dwellinghouse at No.29 Whites Road to be retained as indicated on the approved plans. Thereafter these facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car parking. *

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

Reason - In the interests of visual amenity.

8. Prior to first occupation of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological/biodiversity enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

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

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

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

10. Prior to the commencement of development a Construction & Traffic Management Plan to be adopted for the duration of the construction period shall be submitted to

and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the arrangements to be made for the delivery of all building and other materials to the site;
- (c) the provision to be made for any storage of building and other materials on site;
- (d) measures to prevent mud from being deposited on the highway; and
- (e) the protective hoarding/enclosure of the site.

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

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

11. No construction works pursuant to this permission shall take place until measures to incorporate Sustainable Drainage Systems (SUDS) into the new built development have been submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the new building and retained in perpetuity.

Reason - To reflect the objectives of Policy NE8 of the New Rushmoor Local Plan (2014-2032). *

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

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

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

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

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

14. Prior to occupation of any part of the development hereby approved, details of the siting and means of enclosure of refuse bin storage areas which, (where appropriate, shall include facilities for the storage of wheelie bins,) have been 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. *

15. Prior to occupation of any part of the development hereby approved, details of the siting and means of enclosure of cycle storage areas have been 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 – In the interests of visual amenity and highway safety. *

16. 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.

17. 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 additional windows, doors or openings of any kind shall be inserted in the side elevations and roof of the new development hereby permitted without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties.

INFORMATIVES

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

The proposals are considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment and is acceptable in highway terms. Subject to the provision of a contribution towards the Southwood Woodland II SPA mitigation scheme to be secured by the s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. It is not considered that the site harbors any significant protected wildlife, nevertheless appropriate biodiversity gain can be secured as a result of the development. The proposals are thereby considered acceptable having regard to Policies DE1, DE2, DE3, IN2, NE1, NE4 and NE6-8 of the adopted New Rushmoor Local Plan (2014-2032).

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

- 2 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 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.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 7 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.
- 8 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.

- 9 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub-Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 10 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 11 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



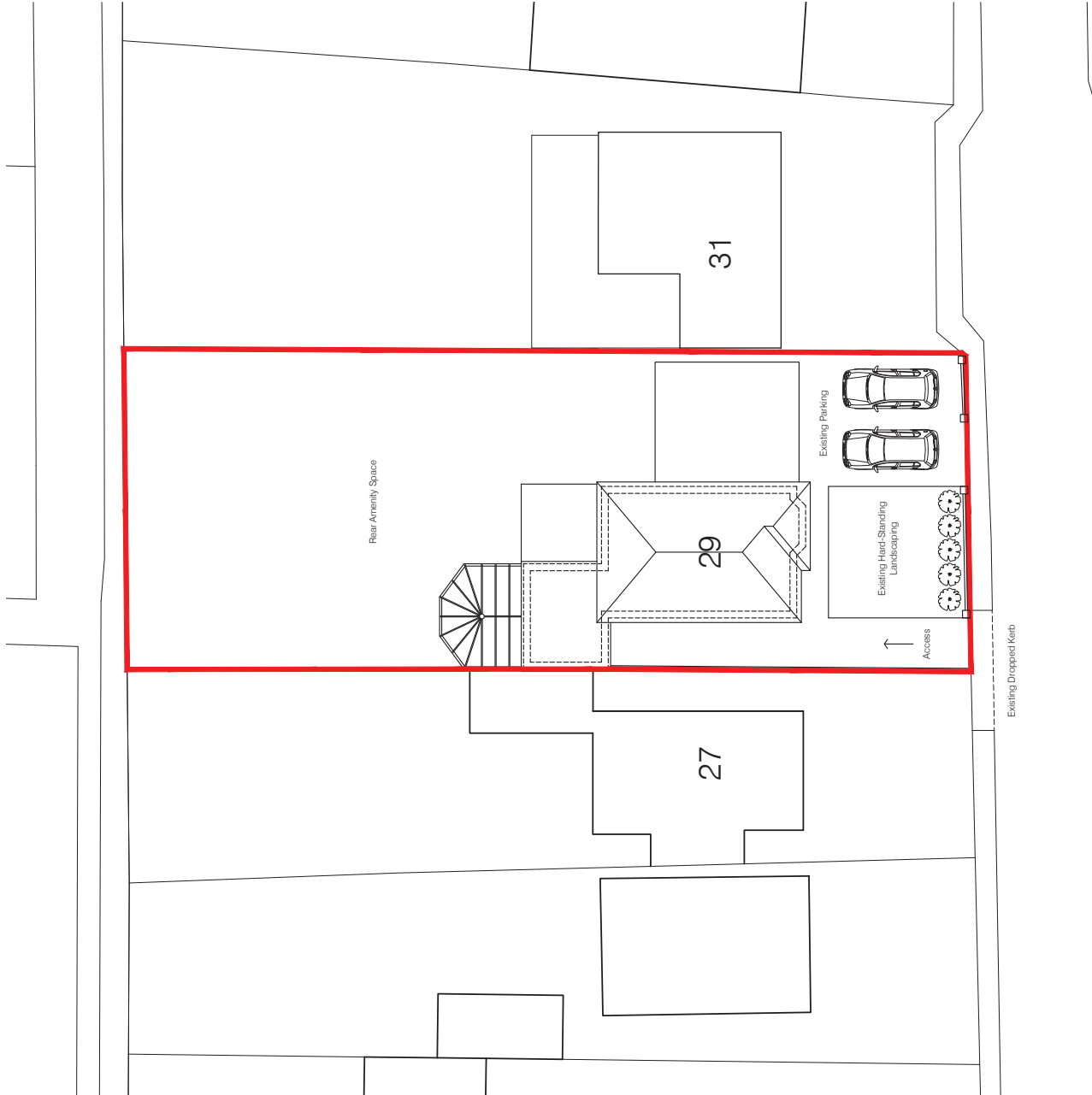
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REV	DATE	DESCRIPTION	INITIAL	CHECKED
PLANNING				



harding rose architects

CLIENT
 Pinecraft Development Ltd
 PROJECT
 29 Whites Road, Farnborough, GU14 6PB

TITLE
 Existing Site Plan

SCALE 1:200 @ A3	DATE 09.05.19	PROJECT NO. 19.748	P.01
DRAWN JC			

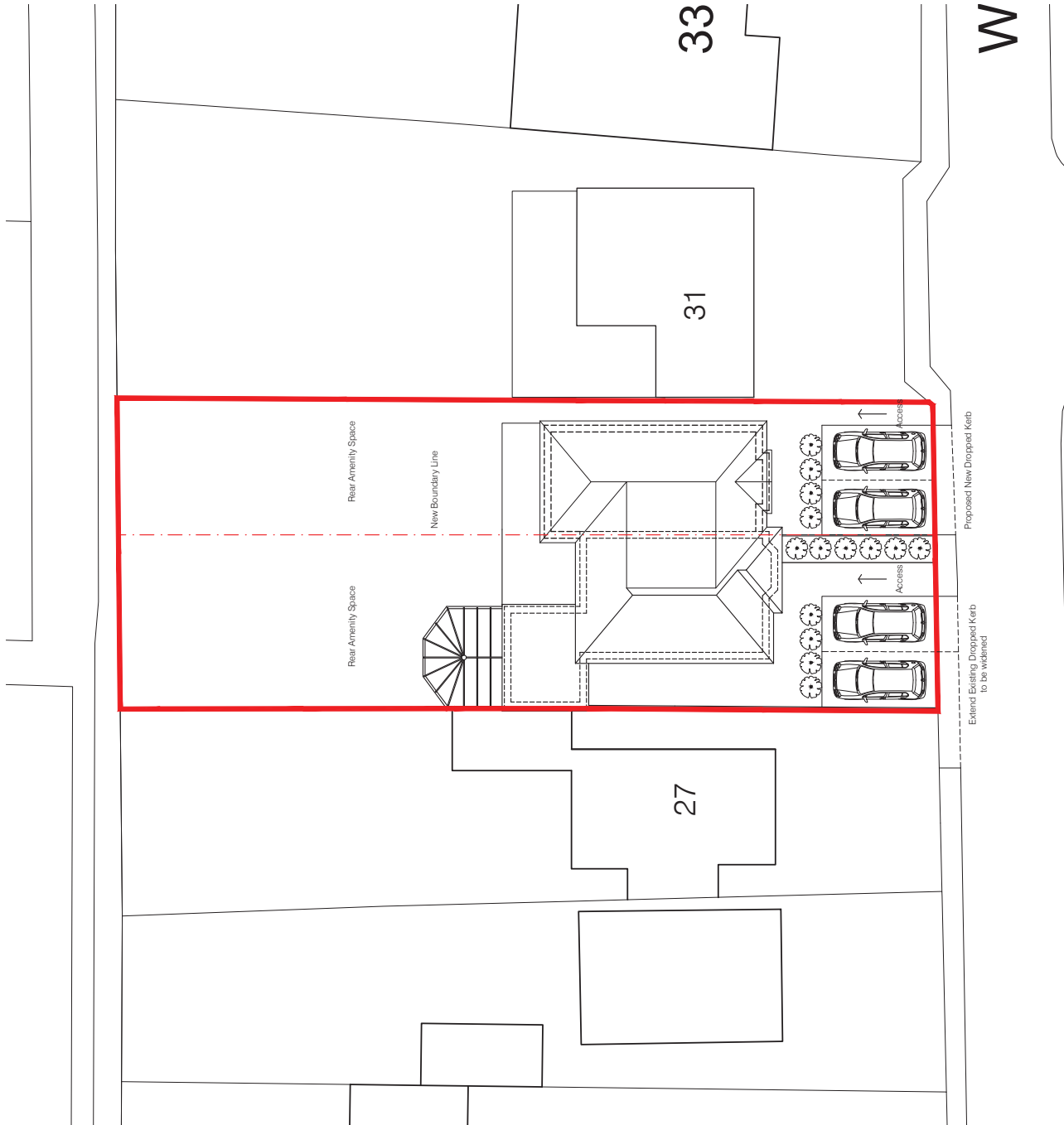
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REV	DATE	DESCRIPTION	INITIAL	CHECKED
PLANNING				



harding rose architects

CLIENT
Pinecraft Development Ltd
PROJECT
29 Whites Road, Farnborough, GU14 6PB

TITLE
Proposed Site Plan

SCALE 1:200 @ A3	DATE 09.05.19	PROJECT NO. 19.748	P.02
DRAWN JC			

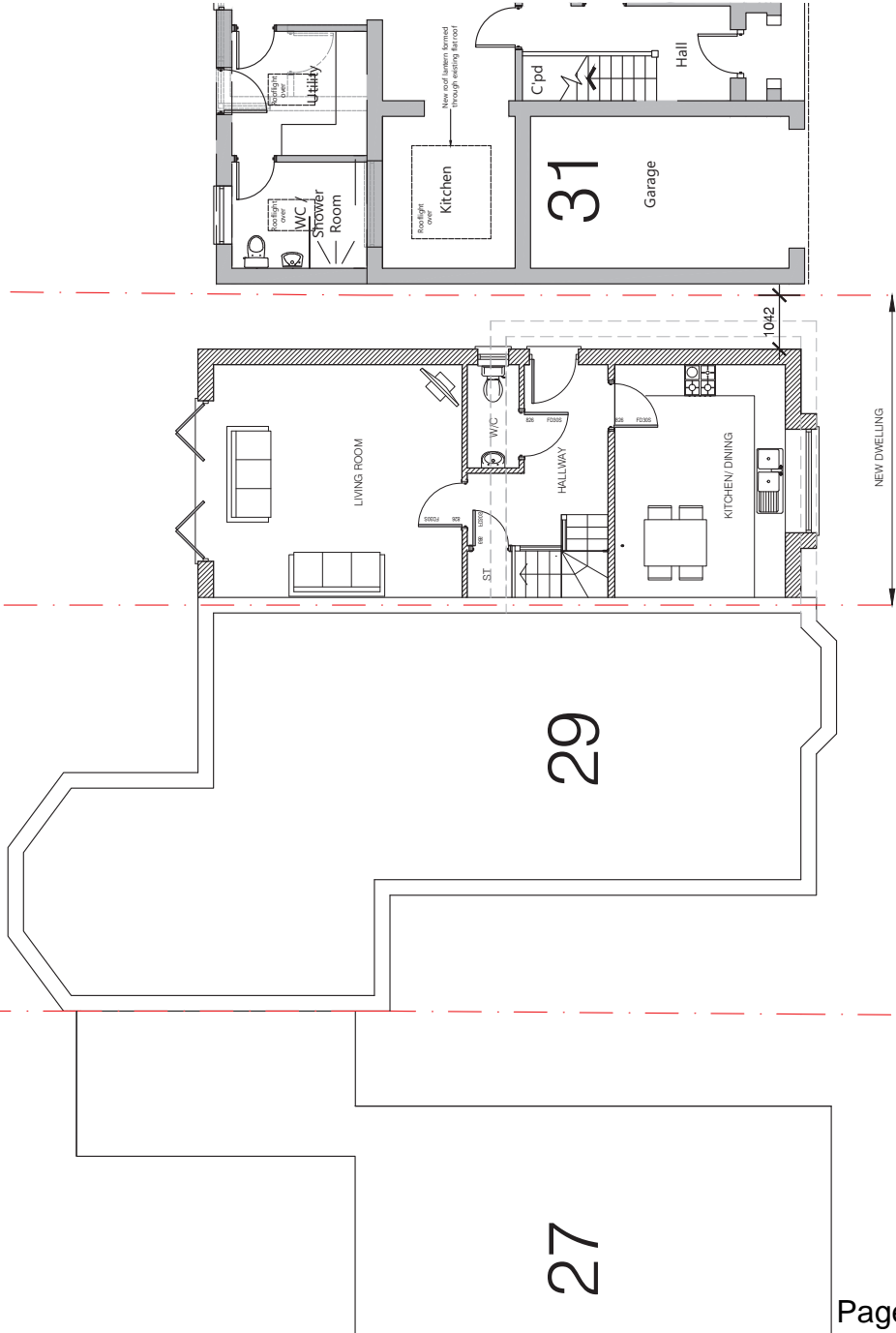
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GROUND FLOOR PLAN

REV	DATE	DESCRIPTION	INITIAL	CHECKED
PLANNING				



harding rose architects

CLIENT

Pinecraft Development Ltd

PROJECT

29 Whites Road, Farnborough, GU14 6PB

TITLE

Proposed Plans

SCALE

1:100 @A3

DATE

09.05.19

DRAWN

JC

PROJECT NO.

19.748

PL.01

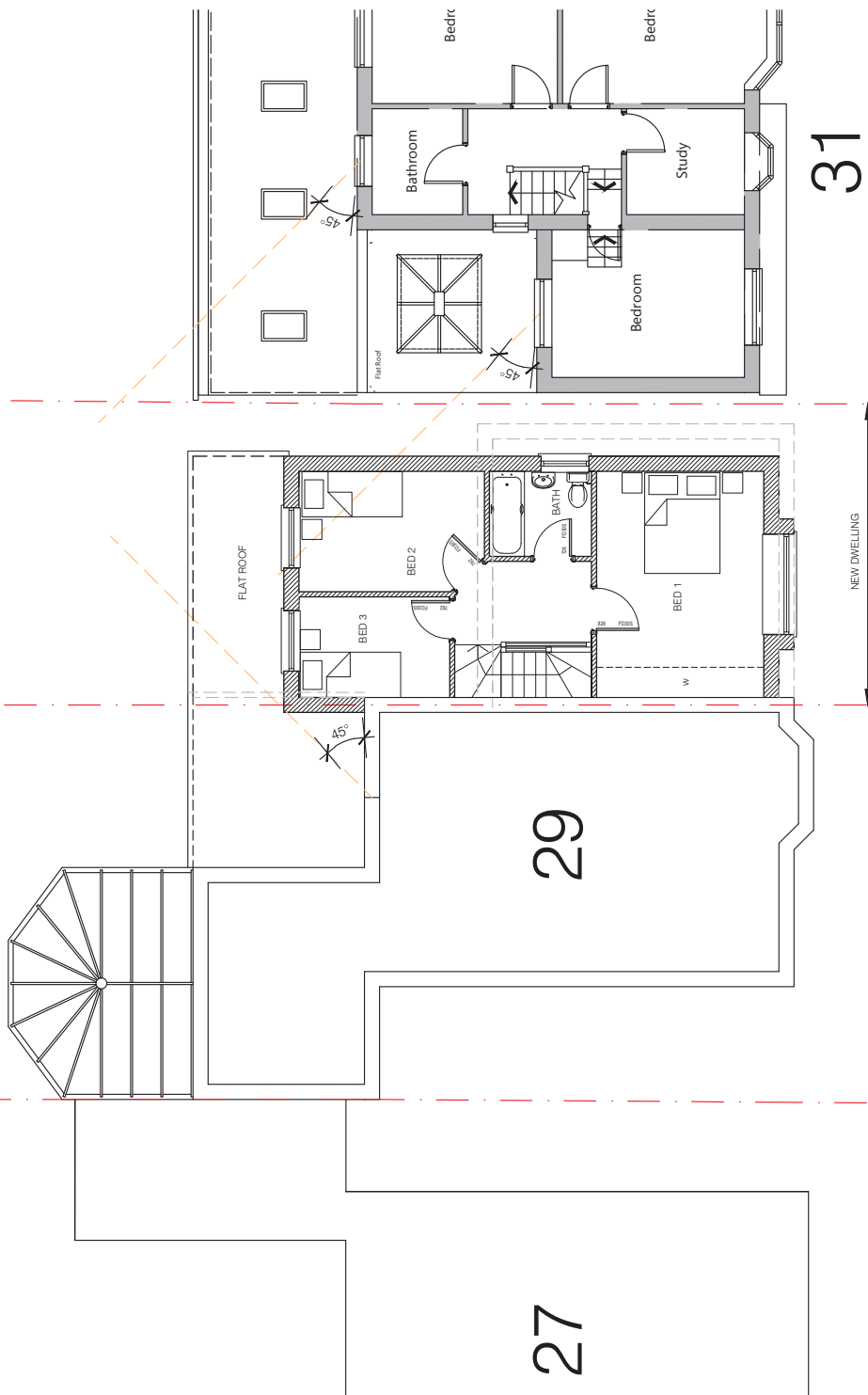
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FIRST FLOOR PLAN

Rev A - Internal alterations and change to front elevation - 13.02.20 - JC

REV	DATE	DESCRIPTION	INITIAL	CHECKED
		PLANNING		



harding rose architects

CLIENT

Pinecraft Development Ltd

PROJECT

29 Whites Road, Farnborough, GU14 6PB

TITLE

Proposed Plans

SCALE 1:100 @A3

DATE 09.05.19

DRAWN JC

PROJECT NO. 19.748

PL.02

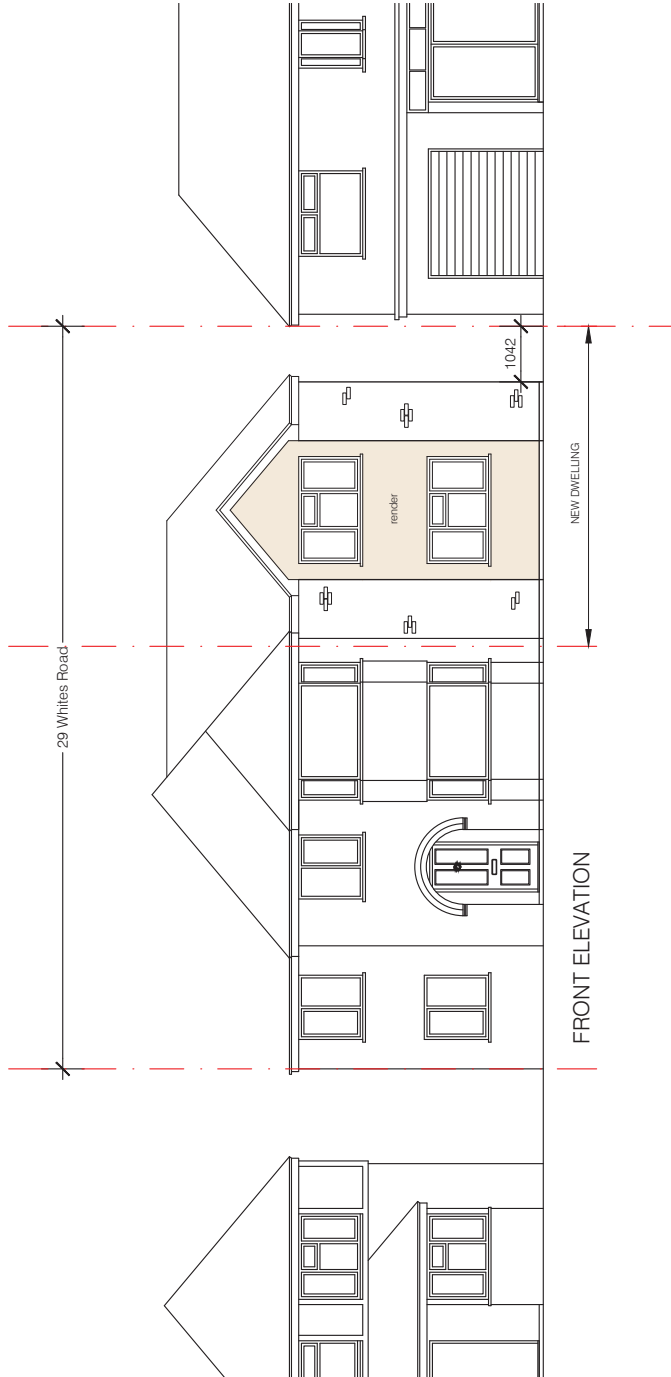
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This drawing is to be read in conjunction with all relevant consultants, specialist manufacturers drawings and specifications.

Any discrepancies in dimensions or details on or between these drawings should be drawn to our attention.

All dimensions are in millimetres unless noted otherwise.



FRONT ELEVATION

NEW DWELLING

1042

render

29 Whites Road



harding rose architects

CLIENT

Pinecraft Development Ltd

PROJECT

29 Whites Road, Farnborough, GU14 6PB

TITLE

Proposed Elevations

SCALE

1:100 @A3

DATE

09.05.19

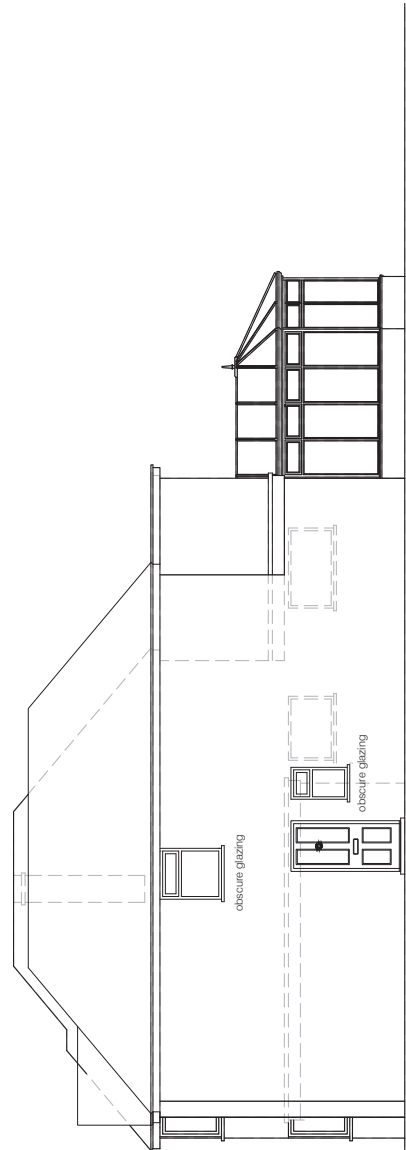
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JC

PROJECT NO.

19.748

PL.04



SIDE ELEVATION

Rev A - Internal alterations and change to front elevation - 13.02.20 - JC

REV	DATE	DESCRIPTION	INITIAL	CHECKED
PLANNING				

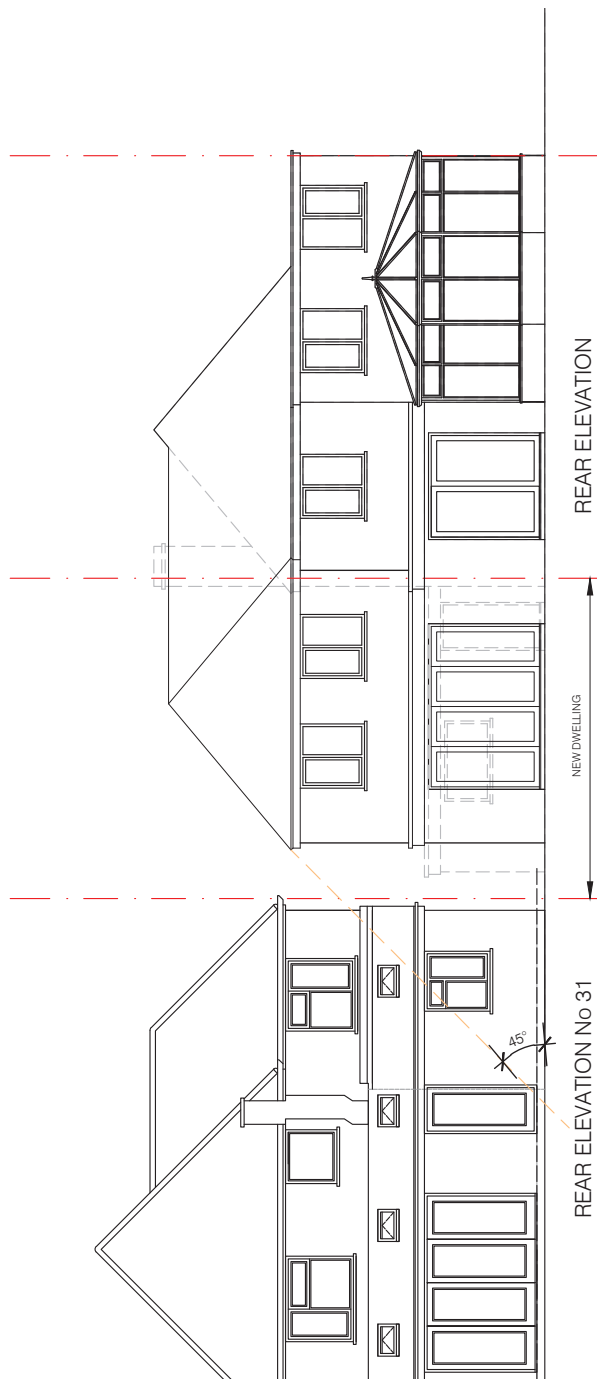
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Rev A - Internal alterations and change to front elevation - 13.02.20 - JC

REV	DATE	DESCRIPTION	INITIAL	CHECKED
PLANNING				



harding rose architects

CLIENT

Pinecraft Development Ltd

PROJECT

29 Whites Road, Farnborough, GU14 6PB

TITLE

Proposed Elevations

SCALE

1:100 @A3

DATE

09.05.19

DRAWN

JC

PROJECT NO.

19.748

PL.05

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 Development Manager and where necessary, in consultation with the Chairman, in accordance with the Council's adopted Scheme of Delegation.

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

Application No	19/00595/COU	Ward: Manor Park
Applicant:	Mr Paul Eason Hillman	
Decision:	Permission Granted	Decision Date: 13th March 2020
Proposal:	Retrospective planning permission for change of use of upper floors from Bed and Breakfast to House in Multiple Occupation with three single occupancy bed sitting rooms at 98 Grosvenor Road Aldershot Hampshire	
Application No	19/00641/FULPP	Ward: Aldershot Park
Applicant:	Cashy Bird	
Decision:	Permission Granted	Decision Date: 30th March 2020
Proposal:	The erection of an extension to existing outbuilding to include roof lights, windows, single door & French doors to permit use as a self-contained annexe at 5 Institute Road Aldershot Hampshire GU12 4DA	
Application No	19/00656/FULPP	Ward: Cherrywood
Applicant:	Dr & Mrs Thing	
Decision:	Permission Granted	Decision Date: 9th April 2020
Proposal:	Erection of two storey side extension and rear conservatory extension at 17 West Road Farnborough Hampshire GU14 8EZ	
Application No	19/00670/FUL	Ward: Cove And Southwood
Applicant:	Legal & General Property Partners (Life Fund) Ltd	
Decision:	Application Withdrawn	Decision Date: 6th April 2020
Proposal:	Application seeking a Certificate of Lawfulness for Proposed Development: Proposed construction of surface water drainage outfall constituting the lawful implementation of the development approved by planning permission 16/00837/FULPP dated 19 March 2019 at The Crescent Southwood Business Park Summit Avenue Farnborough	

Application No	19/00716/CONDPP	Ward: Cove And Southwood
Applicant:	The Prudential Assurance Company Ltd, SEH Manager Ltd And ..	
Decision:	Permission Granted	Decision Date: 3rd March 2020
Proposal:	Submission of details pursuant to conditions 2 (Timetable for advanced warning signage) and 4 (Boundary treatment) attached to planning permission 19/00921/REVPP dated 7 February 2020 for the Change of use of land to provide Suitable Alternative Natural Greenspace (SANG) and all enabling and ancillary works. at Land At Kennels Lane Farnborough Hampshire	
Application No	19/00751/CONDPP	Ward: St Mark's
Applicant:	Secretary of State for Defence	
Decision:	Conditions details approved	Decision Date: 11th March 2020
Proposal:	Submission of details pursuant to Condition No.8 (Habitat Survey) of planning permission 18/00911/FULPP dated 12 April 2019 at Land At Wavell Barracks Evelyn Woods Road Aldershot Hampshire	
Application No	19/00759/FULPP	Ward: Wellington
Applicant:	Mr Robert Gray	
Decision:	Permission Refused	Decision Date: 24th April 2020
Proposal:	Erection of a five storey building to comprise 14 two bedroom flats with associated parking for 1 Pickford Street, Enterprise House, 84-86 Victoria Road and the proposed development at Land Adjacent To 1 Pickford Street Aldershot Hampshire	
Application No	19/00833/FULPP	Ward: Wellington
Applicant:	Mr Suneet Jain - GB Capital Investments Ltd	
Decision:	Permission Granted	Decision Date: 20th April 2020
Proposal:	Conversion of the first & second floor from office (Use Class B1) into 1no self contained flat (Use Class C3) with associated parking, bin & cycle storage at 27 High Street Aldershot Hampshire GU11 1BH	
Application No	19/00870/COU	Ward: Wellington
Applicant:	London & Cambridge Properties Limited	
Decision:	Permission Granted	Decision Date: 4th March 2020
Proposal:	Change of use of the first floor office/storage/ancillary retail floorspace at Nos.37 & 39 Union Street to form 3 X 2-bedroom dwelling units; with minor external alterations to facilitate the conversion at 37 Union Street Aldershot	

Hampshire GU11 1EP

Application No	19/00902/COND	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Permission Granted	Decision Date: 5th March 2020
Proposal:	Submission of details part pursuant (Cambridge Military Hospital Phase 1b) to condition 4 (post-demolition surveys) of listed building consent 15/00930/LBC2PP dated 18th October 2016. at Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	
Application No	19/00934/COND	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Permission Granted	Decision Date: 5th March 2020
Proposal:	Submission of details pursuant to condition 3 (revised phasing programme) of listed building consent 15/00930/LBC2PP dated 18/10/2016 for internal and external alterations, including part demolition, to facilitate the conversion of the Cambridge Military Hospital to provide 74 dwellings and 943m2 of mixed commercial and community uses in Development Zone C (Cambridge Military Hospital). at Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	
Application No	19/00910/CONDPP	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Permission Granted	Decision Date: 5th March 2020
Proposal:	Submission of details part pursuant (Cambridge Military Hospital Phase 1b) to condition 4 (post-demolition surveys) of reserved matters approval 15/00897/REMPP dated 18th October 2016 at Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	
Application No	19/00911/CONDPP	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Permission Granted	Decision Date: 6th March 2020
Proposal:	Submission of details pursuant to condition 3 (revised phasing programme) of reserved matters application 15/00897/REMPP dated 18/10/2016 for the conversion of the Cambridge Military Hospital (including part demolition, extensions and external alterations) to provide 74 dwellings (Use Class C3) and 943m2 of mixed commercial and community uses (Use Classes A3, B1 and D1); with associated landscaping, access and parking, in Development Zone C (Cambridge Military Hospital), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March	

2014. at **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot**

Application No	20/00042/REVPP	Ward: Manor Park
Applicant:	Mr And Mrs Cloonan-Cole	
Decision:	Permission Granted	Decision Date: 3rd March 2020
Proposal:	Variation of Condition 3 attached to planning application Ref; RSH04964/1 dated 24 March 1988 (erection of thirteen dwellings) to allow alterations and erection of a single storey rear extension at 3 Blackman Gardens Aldershot Hampshire GU11 3QT	
Application No	20/00048/FULPP	Ward: Empress
Applicant:	Mr Aaron Shepherd	
Decision:	Permission Granted	Decision Date: 5th March 2020
Proposal:	Erection of a two storey side and rear extension at 122 Union Street Farnborough Hampshire GU14 7PX	
Application No	20/00001/LBC1	Ward: Empress
Applicant:	Mr Mike Robertson	
Decision:	Permission Granted	Decision Date: 5th March 2020
Proposal:	Removal of existing roof and associated structure over covered courtyard and erection of a new roof extension to include the provision of mezzanine accommodation and air conditioning plant at Farnborough Hill School 312 Farnborough Road Farnborough Hampshire	
Application No	20/00002/FUL	Ward: Empress
Applicant:	Mr Mike Robertson	
Decision:	Permission Granted	Decision Date: 5th March 2020
Proposal:	Removal of existing roof and associated structure over covered courtyard and erection of a new roof extension to include the provision of mezzanine accommodation and air conditioning plant at Farnborough Hill School 312 Farnborough Road Farnborough Hampshire	
Application No	20/00003/FULPP	Ward: St John's
Applicant:	Mr Gabor Hovarth	
Decision:	Permission Granted	Decision Date: 31st March 2020
Proposal:	Alterations and extension to garage for use as Baby Swimming (Use Class	

D2). at **22 Limes Road Farnborough Hampshire GU14 9TS**

Application No	20/00008/ADV	Ward: Fernhill
Applicant:	Mr Jim Rapley	
Decision:	Permission Granted	Decision Date: 18th March 2020
Proposal:	Display of one replacement wall mounted notice board and one new free standing notice board at All Saints Church Chapel Lane Farnborough Hampshire	
Application No	20/00010/FULPP	Ward: Manor Park
Applicant:	Fiona Russell & Lloyd Stoll	
Decision:	Permission Granted	Decision Date: 9th March 2020
Proposal:	Erection of new boundary treatment to Highfield Avenue and Highfield Gardens frontages comprising 2000mm high brick piers with dwarf wall between and close boarded fence above at 40 Highfield Gardens Aldershot Hampshire GU11 3DE	
Application No	20/00013/REV	Ward: West Heath
Applicant:	Mr D Durga	
Decision:	Permission Granted	Decision Date: 15th April 2020
Proposal:	Removal of condition 2 of RSH02932/1 to use garage as an annex at 109 Giffard Drive Farnborough Hampshire GU14 8QB	
Application No	20/00023/FULPP	Ward: Wellington
Applicant:	Army Cricket Association	
Decision:	Permission Granted	Decision Date: 4th March 2020
Proposal:	Erection of log cabin for use as changing rooms at Army Cricket Ground Fleet Road Aldershot Hampshire	
Application No	20/00024/FULPP	Ward: Empress
Applicant:	Travis Perkins (Properties) Limited	
Decision:	Permission Granted	Decision Date: 12th March 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.	

at **36 Invincible Road Farnborough Hampshire GU14 7QU**

Application No	20/00028/CONDPP	Ward: Wellington
Applicant:	Grainger (Aldershot) Ltd And Secretary Of State For Defence	
Decision:	Permission Granted	Decision Date: 3rd April 2020
Proposal:	Submission of details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of removal of two trees within Development Zone M - Buller at Zone M - Buller Aldershot Urban Extension Alisons Road Aldershot	
Application No	20/00032/FULPP	Ward: Fernhill
Applicant:	Mrs Leondra Moran	
Decision:	Permission Granted	Decision Date: 5th March 2020
Proposal:	Erection of a wheelchair access ramp to front entrance of communal block of flats at 13A Perring Avenue Farnborough Hampshire GU14 9DA	
Application No	20/00033/FULPP	Ward: Fernhill
Applicant:	Mr Pete DArdenne	
Decision:	Permission Granted	Decision Date: 17th March 2020
Proposal:	Erection of a single storey front/side and rear extension and a detached timber car port at Ivy Cottage 388 Fernhill Road Blackwater Camberley	
Application No	20/00036/TPO	Ward: Empress
Applicant:	Mr Ahmed Shah	
Decision:	Permission Refused	Decision Date: 6th March 2020
Proposal:	Birch Tree - Fell. Tree within G1 of TPO 119 at Netherwood House 20 Revelstoke Avenue Farnborough Hampshire	
Application No	20/00045/TPO	Ward: Cove And Southwood
Applicant:	Mrs Karen Meidl	
Decision:	Permission Granted	Decision Date: 11th March 2020
Proposal:	T1 Oak (T4 of TPO 416A) crown lift and clean to no more than 6 metres from ground level at 11 Fox Heath Farnborough Hampshire GU14 0QG	
Application No	20/00049/FUL	Ward: Manor Park

Applicant:	Mr Cosmin Basturea	
Decision:	Permission Granted	Decision Date: 30th March 2020
Proposal:	Retention of a part single and part two storey rear extension and single storey front extension (Variation to planning permission 18/00802/FULPP dated 21st January 2019) at 30 Boxalls Lane Aldershot Hampshire GU11 3QJ	
Application No	20/00051/TPOPP	Ward: Knellwood
Applicant:	Mr Stephen Morgan	
Decision:	Permission Granted	Decision Date: 13th March 2020
Proposal:	Remove one storm damaged Scots Pine (T8 of TPO 435A) at 7 Church Avenue Farnborough Hampshire GU14 7AY	
Application No	20/00052/TELEPP	Ward: St John's
Applicant:	EE Ltd	
Decision:	Permission required & approval granted	Decision Date: 13th March 2020
Proposal:	Installation of 1No. 17.5m 'Phase 5' street pole, 2No. shrouded antennas, and 3No. ground-based equipment cabinets and ancillary development thereto. at Proposed Telecoms Pole And Ancillary Equipment Fleet Road Farnborough Hampshire	
Application No	20/00056/FUL	Ward: St John's
Applicant:	Mr Milosz Sleczeck	
Decision:	Permission Refused	Decision Date: 11th March 2020
Proposal:	Retention of a 2 metre high timber fence with access front gate to front of property and covered car-port at 162 Fleet Road Farnborough Hampshire GU14 9SL	
Application No	20/00058/TPOPP	Ward: Knellwood
Applicant:	Mr David North	
Decision:	Permission Granted	Decision Date: 17th March 2020
Proposal:	2. London Plane (T2 of TPO185) - Crown lift to 5m, sever Ivy. 4. London Plane (T1 of TPO298)- Crown lift to 4m 5. Prunus cerasifera (T3 of TPO298) Deadwood at St Peters Church Of England Junior School Church Avenue Farnborough Hampshire	
Application No	20/00060/COND	Ward: Empress

Applicant:	Mr S Mellstrom - Glen House Estates Ltd	
Decision:	Conditions details approved	Decision Date: 16th April 2020
Proposal:	Submission of details pursuant to Condition (Surface Water Drainage) of planning permission 19/00501/COUPP for change of use of adjacent amenity land to commercial use, relocation of fence and extension of car park at 19 - 20 Invincible Road Farnborough Hampshire GU14 7QU	
Application No	20/00063/FULPP	Ward: Cove And Southwood
Applicant:	Mr Mark Jefferies	
Decision:	Permission Granted	Decision Date: 25th March 2020
Proposal:	Erection of a first floor front/side extension with 1 roof light, a single storey side and rear extension with 5 roof lights, 1 roof light to main roof and installation of a front bay window and new boundary treatment at 10 Westglade Farnborough Hampshire GU14 0JE	
Application No	20/00064/MMA	Ward: Rowhill
Applicant:	Mr And Mrs Pelling	
Decision:	Permission Granted	Decision Date: 24th March 2020
Proposal:	Minor Material Amendment to planning application 18/00765/FULPP dated 28th June 2019 (Demolition of existing dwelling and erection of replacement dwelling to form 3no flats) to change the render to brick throughout and the addition of a lantern light to plot 1 at Bens Cottage 9 Eggars Hill Aldershot Hampshire	
Application No	20/00065/FULPP	Ward: Empress
Applicant:	Mr Shaun Udal	
Decision:	Permission Refused	Decision Date: 8th April 2020
Proposal:	Demolition of existing attached garage, erection of single storey extension to rear and conversion of dwellinghouse to 2 one-bedroom flats and 1 two-bedroom flats at 29 Cove Road Farnborough Hampshire GU14 0EH	
Application No	20/00095/REVPP	Ward: Knellwood
Applicant:	Mr Stuart Manderson	
Decision:	Permission Granted	Decision Date: 6th March 2020
Proposal:	Variation of Condition 6 attached to planning permission Ref:92/00123/FUL dated 24 April 1992 (erection of 4 four-bedroom link detached houses) to allow part conversion of existing garage to a habitable room and insertion of a window within side facing flank wall at 8 Manor Road Farnborough	

Hampshire GU14 7EU

Application No	20/00072/FULPP	Ward: North Town
Applicant:	Mr & Mrs Stephen and Karen Lynch	
Decision:	Permission Granted	Decision Date: 16th March 2020
Proposal:	Retrospective planning application for a single storey rear extension at 120 Brookfield Road Aldershot Hampshire GU12 4UT	
Application No	20/00073/TPOPP	Ward: North Town
Applicant:	Mr Howard	
Decision:	Permission Granted	Decision Date: 17th March 2020
Proposal:	One Oak (T4 of TPO 391) crown reduce by no more than 2 metres and crown lift to no more than 5 metres from ground level at 32 Field Way Aldershot Hampshire GU12 4UG	
Application No	20/00075/TPO	Ward: St John's
Applicant:	Mrs Joan Moorcroft	
Decision:	Permission Granted	Decision Date: 17th March 2020
Proposal:	One Oak (T1 of TPO 404A) crown reduce by no more than 2 metres and remove deadwood at 17 Swale Road Farnborough Hampshire GU14 9NH	
Application No	20/00076/TEMP	Ward: St John's
Applicant:	Mrs Linda Anderson	
Decision:	Permission Granted	Decision Date: 24th March 2020
Proposal:	Continued use of land to facilitate a portable building for music therapy service at 92 - 94 Whetstone Road Farnborough Hampshire GU14 9SX	
Application No	20/00078/ADVPP	Ward: Wellington
Applicant:	Mr David Gubby	
Decision:	Permission Granted	Decision Date: 18th March 2020
Proposal:	Display of 1 non illuminated freestanding sign at St Omer Barracks Alisons Road Aldershot Hampshire	
Application No	20/00085/FUL	Ward: St Mark's

Applicant:	Ms Rebecca Duff	
Decision:	Permission Granted	Decision Date: 3rd March 2020
Proposal:	Retention of outbuilding at 1 Alfreds Court Farnborough Hampshire GU14 6GN	
Application No	20/00087/FUL	Ward: Rowhill
Applicant:	Mr J White	
Decision:	Permission Granted	Decision Date: 12th March 2020
Proposal:	Erection of a single storey rear extension and decking following demolition of existing conservatory and conversion of existing garage to habitable room at Torcombe 26 Cranmore Gardens Aldershot Hampshire	
Application No	20/00082/CONDPP	Ward: Wellington
Applicant:	Grainger (Aldershot) Ltd and Secretary of State for Defence...	
Decision:	Permission Granted	Decision Date: 3rd April 2020
Proposal:	Details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works to trees within Buller Development Zone. at Zone M - Buller Aldershot Urban Extension Alisons Road Aldershot	
Application No	20/00094/ADVPP	Ward: Empress
Applicant:		
Decision:	Permission Granted	Decision Date: 19th March 2020
Proposal:	The Installation of 4x new digital freestanding signs (internally illuminated) and 1x 15" digital booth screen (internally illuminated) following removal of existing drive through menu board signs at 227 Farnborough Road Farnborough Hampshire GU14 7JT	
Application No	20/00098/FUL	Ward: West Heath
Applicant:	Mrs Tania Good	
Decision:	Permission Granted	Decision Date: 11th March 2020
Proposal:	Erection of a two storey side extension at 21 Marshall Close Farnborough Hampshire GU14 8RY	
Application No	20/00100/FULPP	Ward: Rowhill
Applicant:	Mr And Mrs J Bath	

Decision:	Permission Granted	Decision Date: 19th March 2020
Proposal:	Erection of a two storey side extension following demolition of existing garage at 12 Rowhill Crescent Aldershot Hampshire GU11 3LT	
Application No	20/00101/TPO	Ward: Rowhill
Applicant:	Mr Gordon Wilkinson	
Decision:	Permission Granted	Decision Date: 19th March 2020
Proposal:	One Copper Beech (T1 of TPO 317) remove three branches on South West side and crown thin by no more than 15% at 113 York Road Aldershot Hampshire GU11 3JQ	
Application No	20/00102/TPO	Ward: Wellington
Applicant:	Mrs Karen Reynolds	
Decision:	Permission Granted	Decision Date: 19th March 2020
Proposal:	Five Horse Chestnut trees (part of G3 of TPO 178) trees T1, T2 and T3 (as per submitted plan) re-pollard to previous points. T4 and T5 reduce height of tree to no lower than 8 metres and also the width to 8 metres and remove central leader of T4 at Land Affected By TPO 178 - At Willems Park Between Wellington Avenue And Farnborough Road Aldershot Hampshire	
Application No	20/00103/FUL	Ward: Rowhill
Applicant:	Mr Charlie James	
Decision:	Permission Refused	Decision Date: 23rd April 2020
Proposal:	Retention of car port to front of property at 61 Rowhill Avenue Aldershot Hampshire GU11 3LP	
Application No	20/00105/CONDPP	Ward: Empress
Applicant:	Key Property Investments (No.1) Ltd	
Decision:	Conditions details approved	Decision Date: 27th April 2020
Proposal:	Submission of details pursuant to Condition 15 (Water efficiency) of planning permission 19/00103/FUL for partial demolition of Kingsmead shopping centre (former Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor (3,108 sq m), 99 apartments over nine floors, private amenity space, 55 car parking spaces, 210 bicycle parking spaces, a bridge link and alterations to the existing car parks serving Block 2 and The Meads, a new entrance to The Meads shopping centre and associated works at Block 3 Queensmead Farnborough Hampshire	

Application No	20/00106/PDCPP	Ward: Cove And Southwood
Applicant:	Mr Puran Gurung	
Decision:	Development is Lawful	Decision Date: 9th March 2020
Proposal:	Certificate of Lawfulness for Proposed Development: Erection of a single storey side extension at 1 Holly Close Farnborough Hampshire GU14 0ED	
Application No	20/00107/FULPP	Ward: Knellwood
Applicant:	Mr N Mallender	
Decision:	Permission Granted	Decision Date: 5th March 2020
Proposal:	Erection of a single storey rear extension with first floor gable extension, dormer window to side roof slope, roof lights in both roof slopes and single storey front extension at 106 Reading Road Farnborough Hampshire GU14 6NP	
Application No	20/00109/CATPP	Ward: Empress
Applicant:	Miss Libby Coe	
Decision:	No Objection	Decision Date: 19th March 2020
Proposal:	Remove one Hornbeam Maple (T1 on submitted plan). One Fir tree (T2) remove lowest two branches and remove no more than one metre from other branches to shape. The trees are within the Farnborough Hill Conservation Area at The Limes 53 Highgate Lane Farnborough Hampshire	
Application No	20/00110/FULPP	Ward: Fernhill
Applicant:	Mr Andy McDonald	
Decision:	Permission Granted	Decision Date: 13th March 2020
Proposal:	Erection of a single storey side and rear extension at 7 Claydon Gardens Blackwater Camberley Hampshire	
Application No	20/00111/FULPP	Ward: Knellwood
Applicant:	Mr And Mrs Johnson	
Decision:	Permission required	Decision Date: 12th March 2020
Proposal:	Erection of a single storey rear extension at 2 The Wrekin Farnborough Hampshire GU14 6TT	

Application No	20/00112/ADV	Ward: St Mark's
Applicant:	Harris	
Decision:	Permission Granted	Decision Date: 12th March 2020
Proposal:	Display of 1 no. freestanding non-illuminated post mounted 1.2m high board sign on north boundary (Sign E04), 1 no. internally illuminated fascia signage fixed to external north elevation of building (Sign E03), and 2 no. internally illuminated fascia signage fixed to external east elevation of building (Sign E02), and 1 no. free standing internally illuminated monument sign (E01) fronting Dingley Way at 1 Voyager Park Dingley Way Farnborough Hampshire	
Application No	20/00118/ADVPP	Ward: St Mark's
Applicant:	Mr SIMON CLAYTON	
Decision:	Permission Granted	Decision Date: 1st April 2020
Proposal:	Replacement of existing signage with 3 sign painted wall signs (2 externally illuminated), 1 projecting sign (externally illuminated), 1 post mounted sign (non illuminated) and a new wall sign on northern western elevation (externally illuminated). at The Squirrel 125 Park Road Farnborough Hampshire	
Application No	20/00120/FULPP	Ward: St Mark's
Applicant:	Stonegate Pub Company	
Decision:	Permission Granted	Decision Date: 1st April 2020
Proposal:	Installation of second rear covered pergola with festoon lighting and associated hard and soft landscaping (amended plans received with steps to existing pergola and cover over path between existing and new pergola). at The Squirrel 125 Park Road Farnborough Hampshire	
Application No	20/00121/TPOPP	Ward: Knellwood
Applicant:	Mr Knibs	
Decision:	Permission Granted	Decision Date: 2nd April 2020
Proposal:	Various trees and shrubs (part of groups G34 and G35 of TPO 439A) lift low branches over hanging the driveway to no more than 5 metres from ground level. Large Beech tree (T79 of TPO 439A, T1 on submitted plan) growing very close to the property and into neighbouring property to be reduced by no more than 3 metres overall. One Oak tree (part of group G36, T2 on submitted plan) growing very close to the property and into neighbouring property to be reduced by no more than 3 metres. Remove small leaning Ash tree (T3 not a TPO tree) growing toward the neighbouring property. Small Oak tree (part of group G36, T4 on submitted plan) to be lifted over the neighbouring property to give suitable clearance at Glenside 82 Albert Road	

Farnborough Hampshire

Application No	20/00122/TPOPP	Ward: Empress
Applicant:	Mr McEachran	
Decision:	Permission Granted	Decision Date: 2nd April 2020
Proposal:	One Sycamore (T1 of TPO 108) shape back canopy over property of 72 Chingford Avenue, this will be a lateral reduction of no more than 4 metres to suitable growth points with a resultant canopy radius being no less than 7 metres at Land Affected By TPO 108 185 Rectory Road Farnborough Hampshire	

Application No	20/00124/CONDPP	Ward: Wellington
Applicant:	Grainger (Aldershot) Ltd And Secretary Of State For Defence...	
Decision:	Permission Granted	Decision Date: 14th April 2020
Proposal:	Details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works to trees within Peaked Hill Development Zone at Zone P - Peaked Hill Aldershot Urban Extension Alisons Road Aldershot	

Application No	20/00125/FULPP	Ward: Aldershot Park
Applicant:	Mr Gray	
Decision:	Permission Granted	Decision Date: 30th April 2020
Proposal:	Erection of a single storey side and rear extension at 52 Ash Road Aldershot Hampshire GU12 4EZ	

Application No	20/00126/FULPP	Ward: Cove And Southwood
Applicant:	Mrs Alison Giles-Cope	
Decision:	Permission Granted	Decision Date: 19th March 2020
Proposal:	Formation/extension of a footway crossing at 88 Cove Road Farnborough Hampshire GU14 0EZ	

Application No	20/00128/TPO	Ward: Empress
Applicant:	Mr Jonathan Wright	
Decision:	Permission Granted	Decision Date: 2nd April 2020
Proposal:	One Sweet Chestnut (T8 of TPO 447A) crown thin by no more than 30%, remove stem feathers and crown lift to give no more than 10 metres clearance from ground level also remove all storm damaged branches at 2 Burnsall	

Close Farnborough Hampshire GU14 8NN

Application No	20/00130/ADVPP	Ward: North Town
Applicant:		
Decision:	Permission Granted	Decision Date: 21st April 2020
Proposal:	Installation of 3no. double digital freestanding signs, 1no. single digital freestanding sign and 1 no. 15" digital booth screen at 1 North Close Aldershot Hampshire GU12 4HA	
Application No	20/00131/TPOPP	Ward: Knellwood
Applicant:	Mr Yann Cambier	
Decision:	Permission Granted	Decision Date: 2nd April 2020
Proposal:	One Sycamore tree (part of G7 of TPO 433) cut back branches overhanging the boundary with 3 Cedar Road by no more than 4 metres at 71 Salisbury Road Farnborough Hampshire GU14 7AG	
Application No	20/00133/REV	Ward: Manor Park
Applicant:	Ms J Rendell	
Decision:	Permission Granted	Decision Date: 30th March 2020
Proposal:	Relief of condition 12 of planning permission 93/00627/FUL dated 20th January 1994 to allow the conversion of the garage to a habitable room at 1 Laurel Gardens Aldershot Hampshire GU11 3TQ	
Application No	20/00135/REXP	Ward: Fernhill
Applicant:	Mr Kam	
Decision:	Prior approval is NOT required	Decision Date: 19th March 2020
Proposal:	Erection of a single storey rear extension measuring 4 metres deep from the rear wall of the property, 2.5 metres to the eaves and 3.3 metres overall height at 76 Blackthorn Crescent Farnborough Hampshire GU14 9AG	
Application No	20/00139/COND	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Permission Granted	Decision Date: 20th March 2020
Proposal:	Submission of details part pursuant (Cambridge Military Hospital - Phase 2-6) to condition 8 (Demolition Method Statement) of listed building consent application 15/00930/LBC2PP dated 18th October 2016 at Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road	

Aldershot

Application No	20/00137/TELEPP	Ward: Empress
Applicant:	EE Ltd	
Decision:	Permission required & approval granted	Decision Date: 14th April 2020
Proposal:	Installation of 1No. 20m 'Phase 5' street pole, 2No. shrouded antennas, and 3No. ground-based equipment cabinets and ancillary development thereto at Telecommunication Mast Union Street Farnborough Hampshire	
Application No	20/00158/NMA	Ward: Knellwood
Applicant:	Mr A Clarke	
Decision:	Permission Granted	Decision Date: 19th March 2020
Proposal:	Non-material amendment to planning permission 18/00200/FULPP dated 5 September 2018 to allow the retention of a roof lantern, the retention of amendments to front elevation and amended internal layout of side extension at 65 Canterbury Road Farnborough Hampshire GU14 6QW	
Application No	20/00138/FULPP	Ward: St Mark's
Applicant:	Pinecraft Development Ltd	
Decision:	Application Withdrawn	Decision Date: 18th March 2020
Proposal:	Erection of new attached 2-bedroom 4-person occupancy dwellinghouse following demolition of existing garage; and provision of pair of forecourt parking spaces to front of both the existing dwelling (No.29) and the proposed new house at 29 Whites Road Farnborough Hampshire GU14 6PB	
Application No	20/00142/NMAPP	Ward: Wellington
Applicant:	Mr Choudhary	
Decision:	Permission Granted	Decision Date: 28th April 2020
Proposal:	Non-material amendment to planning permission 13/00772/FULPP dated 17 December 2013 to revise the position of the front and side entrance doors at 2E Arthur Street Aldershot Hampshire GU11 1HL	
Application No	20/00144/TELEPP	Ward: Cove And Southwood
Applicant:	Everything Everywhere Limited	
Decision:	Prior Approval Required and Granted	Decision Date: 14th April 2020
Proposal:	Upgrade of an existing telecommunications base station comprising the removal of one existing 15m high monopole mast and installation of 1no new	

20m high phase 5 monopole mast, 2no dishes and associated ancillary works thereto at **Telecommunication Mast EE 71768 Summit Avenue Farnborough Hampshire**

Application No	20/00146/CONDPP	Ward: Rowhill
Applicant:	Mr & Mrs Pelling	
Decision:	Conditions details approved	Decision Date: 24th March 2020
Proposal:	Submission of details pursuant to Condition 3 - Materials; Condition 4 - Surfacing Materials; Condition 5 - Sustainable Drainage Systems and Condition 6 - Ecology of planning permission 18/00765/FULPP for demolition of existing dwelling and erection of replacement dwelling to form 3no flats at Bens Cottage 9 Eggars Hill Aldershot Hampshire	
Application No	20/00150/FULPP	Ward: St John's
Applicant:	Ms Harrison	
Decision:	Permission Granted	Decision Date: 20th March 2020
Proposal:	Erection of a conservatory to rear at 13 Ferndown Gardens Farnborough Hampshire GU14 9PE	
Application No	20/00152/FULPP	Ward: West Heath
Applicant:	Mr & Mrs Grattan	
Decision:	Permission Granted	Decision Date: 3rd April 2020
Proposal:	Erection of a single storey rear extension at 23 Hanover Gardens Farnborough Hampshire GU14 9DT	
Application No	20/00154/FULPP	Ward: Aldershot Park
Applicant:	Mr D And Mrs L Evans	
Decision:	Permission Granted	Decision Date: 8th April 2020
Proposal:	Erection of a single storey rear extension at 16 Chestnut Avenue Aldershot Hampshire GU12 4AU	
Application No	20/00155/FULPP	Ward: Aldershot Park
Applicant:	Mr D And Mrs L Evans	
Decision:	Permission Granted	Decision Date: 8th April 2020
Proposal:	Erection of a single storey rear extension at 16 Chestnut Avenue Aldershot Hampshire GU12 4AU	

Application No	20/00157/PDCPP	Ward: Knellwood
Applicant:	Mr A Ward	
Decision:	Development is Lawful	Decision Date: 26th March 2020
Proposal:	Lawful Development Certificate for proposed development: Erection of a single storey rear extension at 4 Rectory Road Farnborough Hampshire GU14 7BZ	
Application No	20/00159/FULPP	Ward: Knellwood
Applicant:	Mr & Mrs Robinson	
Decision:	Permission Granted	Decision Date: 31st March 2020
Proposal:	Erection of a single storey rear extension at 42 Canterbury Road Farnborough Hampshire GU14 6NR	
Application No	20/00160/TPO	Ward: Cove And Southwood
Applicant:	Mrs Lynda Burrows	
Decision:	Permission Granted	Decision Date: 8th April 2020
Proposal:	Remove 2x conifers in the back right of the rear garden, see pictures 2,3 and 4. Remove 1x conifer and reduce the height of all other conifers in back left of rear garden as per pictures 1 and 5. Remove 1x conifer in front garden (nearest to house) - Picture 6. Reduce 1x cedar, reduce 1x conifer and repollard willow at front of house adjacent gate, see picture 7. (TPO 115A) at 37 - 39 Southwood Road Farnborough Hampshire GU14 0JG	
Application No	20/00161/ADJ	Ward:
Applicant:	Hart District Council	
Decision:	No Objection	Decision Date: 20th March 2020
Proposal:	Consultation from Hart District Council for the retention of car park accessible via Bramshot Lane, including proposed installation of cycle stands, fencing and all other ancillary and enabling works (part retrospective application) at Land At Kennels Lane Kennels Lane Farnborough Hampshire	
Application No	20/00162/FULPP	Ward: Knellwood
Applicant:	Mr Mijosh Kallarakkal Joseph	
Decision:	Permission Granted	Decision Date: 22nd April 2020
Proposal:	Erection of a first floor, part single storey, part two storey side and rear extension and room in roof with front and rear dormer windows at 128 Farnborough Road Farnborough Hampshire GU14 7JH	

Application No	20/00164/REXP	Ward: Cove And Southwood
Applicant:	Mr Michael Cummins	
Decision:	Prior approval is NOT required	Decision Date: 8th April 2020
Proposal:	Notification of a prior approval for a proposed larger home extension: Erection of a replacement conservatory measuring 5m in depth , 2.48 metres to the eaves and 3.23 meters in overall height at 7 Randolph Drive Farnborough Hampshire GU14 0QQ	
Application No	20/00163/FULPP	Ward: St Mark's
Applicant:	Mrs V Bolden	
Decision:	Permission Granted	Decision Date: 24th April 2020
Proposal:	Erection of part single storey and part two storey rear extension and insertion of new first floor bedroom window in side elevation at 241 Lynchford Road Farnborough Hampshire GU14 6HH	
Application No	20/00165/LBCPP	Ward: Knellwood
Applicant:	Mr Sam Bower	
Decision:	Application Withdrawn	Decision Date: 10th March 2020
Proposal:	<p>This application refers to the caretakers store room to the North East of the site, behind the main school building and two storey 1960s classroom extension. The store has a shallow pitched, tiled roof of timber structure. It is estimated that this roof was replaced in the early 1900s. The roof has been in a state of disrepair for some time causing water ingress that has rot damaged many of the timber rafters and wall plate. The roof tiles, soffit boards and ridges are all highly dilapidated. There is also a small section of flat roof that forms a link to the main school hall extension. The proposals include to reroof the store building with like-for-like tiles, ridges and soffits where needed. Internally, it is the aim of the project to keep all existing timbers if possible. Where the timbers are deemed structurally dangerous it is proposed that new support rafters can be fixed to maintain the aesthetic and heritage of the building whilst allowing the roof to be safe and watertight for the future use. It is proposed that the small section of flat roof is to be replaced as the existing covering is past its lifespan. This replacement will have no significant aesthetic difference from the existing - which is the aim/ethos of the proposals in general. at St Peters Church Of England Junior School Church Avenue Farnborough Hampshire</p>	
Application No	20/00166/REVPP	Ward: St John's
Applicant:	Mr Darren Bateman	
Decision:	Permission Granted	Decision Date: 25th March 2020

Proposal:	Relief of condition 5 of planning permission HDC11987 dated 31st May 1985 to allow the erection of a single storey rear extension at 17 Broadhurst Farnborough Hampshire GU14 9XA	
Application No	20/00167/TPOPP	Ward: Empress
Applicant:	Ms Kate Houghton	
Decision:	Permission Granted	Decision Date: 8th April 2020
Proposal:	Task 1 - (exempt works) remove major deadwood from all trees located in red area on map. Task 2 - Pine with basal damage/decay leaning over A325 as shown on map - fell. Task 3 - 3 x small self set sycamores growing towards A325 near pedestrian gate as show on map - fell. Task 4 - Sycamore near pedestrian gate - reduce natural branches to give 2.5m clearance of the building (TPO 422A) at Land Adjacent Beverley House Wallis Square Farnborough Hampshire	
Application No	20/00168/TPOPP	Ward: Manor Park
Applicant:	Ms Kate Houghton	
Decision:	Split decision	Decision Date: 9th April 2020
Proposal:	Four Limes at Curlew Court (T6,T7,T8,T9 of TPO 288A) re-pollard back to previous points. Remove one Oak at Mallard Court (T3 of TPO 288A) and remove deadwood of neighbouring Oak (T1) at Land Affected By TPO 288A - Between The Railway Line, Osprey Gardens And Boxalls Lane Aldershot Hampshire	
Application No	20/00169/CAT	Ward: St Mark's
Applicant:	Mrs Helen Clark	
Decision:	No Objection	Decision Date: 19th March 2020
Proposal:	A line of Cypress trees on the boundary with 78 Alexandra Road reduce height to no lower than 2.5 metres and grind root coming up in the drive of number 78. All trees are within the South Farnborough Conservation Area at Park Way Residential Home 76 Alexandra Road Farnborough Hampshire	
Application No	20/00170/CONDPP	Ward: Wellington
Applicant:	Grainger (Aldershot) Ltd and Secretary of Sate For Defenc...	
Decision:	Permission Granted	Decision Date: 17th March 2020
Proposal:	Details pursuant to condition 12 (trees) attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 in respect of works (6m crown lifting) to trees to either side Farnborough Road. at Land At The Junction Of Farnborough Road And Pennefather's Road Wellesley Aldershot	

Application No	20/00172/TPOPP	Ward: Knellwood
Applicant:	Mr Mortlock	
Decision:	Permission Granted	Decision Date: 17th April 2020
Proposal:	Beech Tree in rear garden - prune back in vertical line to no more than 1 metre on garden side of guttering (approximately the previous reduction points) and lift low canopy to the apex of the roof all round by removal of small secondary growth only (T39 of TPO435A) at 201 Sycamore Road Farnborough Hampshire GU14 6RQ	
Application No	20/00173/TPO	Ward: Empress
Applicant:	Mr John Stone	
Decision:	Permission Granted	Decision Date: 17th April 2020
Proposal:	Reduce Oak tree in rear garden by upto 3metres and deadwood (T85 of TPO194) at 21 Queen Victoria Court Farnborough Hampshire GU14 8AR	
Application No	20/00176/CAT	Ward: Rowhill
Applicant:	Mr John Jeffery	
Decision:	No Objection	Decision Date: 19th March 2020
Proposal:	Removal of Cherry tree in front garden. The tree is in the Cargate Avenue Conservation Area at Kingston House Winton Road Aldershot Hampshire	
Application No	20/00178/PDC	Ward: North Town
Applicant:	Mr & Mrs Figg	
Decision:	Development is Lawful	Decision Date: 2nd April 2020
Proposal:	Lawful Development Certificate for Proposed Use: Formation of a rear dormer window and 3 roof light windows to front to facilitate a loft conversion at 23 Fawn Drive Aldershot Hampshire GU12 4FW	
Application No	20/00180/EDC	Ward: Empress
Applicant:	Mrs Mahnaz Andrews	
Decision:	Application Withdrawn	Decision Date: 3rd April 2020
Proposal:	Application for Certificate of Existing Lawful Use : Annexe to property in use as a separate self-contained dwelling unit (Use Class C3) at 8 Tower Hill Farnborough Hampshire GU14 0AQ	

Application No	20/00181/REVPP	Ward: Manor Park
Applicant:	Mrs C Tatarek	
Decision:	Permission Granted	Decision Date: 16th April 2020
Proposal:	Relief of condition 8 of planning permission 09/00714/COU dated 8th August 2010 to allow the erection of an outbuilding at Gower House Croft Road Aldershot Hampshire	
Application No	20/00183/REXP	Ward: Empress
Applicant:	Ms Paola	
Decision:	Prior approval is NOT required	Decision Date: 3rd April 2020
Proposal:	Erection of a single storey rear extension measuring 3.8 metres in length from the original rear wall, 2.55 metres to the eaves and 2.85 metres in overall height at 24 Faraday Road Farnborough Hampshire GU14 8BW	
Application No	20/00184/FULPP	Ward: Empress
Applicant:	Mr Trevor Harding	
Decision:	Permission Granted	Decision Date: 8th April 2020
Proposal:	Erection of a single storey front extension with pitched roof, garage extension to front and rear and additional side window to stairs at 27 Baird Road Farnborough Hampshire GU14 8BP	
Application No	20/00185/REXP	Ward: North Town
Applicant:	Mrs Cristobel Soares	
Decision:	Prior approval is NOT required	Decision Date: 16th April 2020
Proposal:	Erection of a single storey extension measuring 4.45 metres deep from the rear wall of the house x 2.8 metres to the eaves and 2.8 metres overall height at 15 Belle Vue Road Aldershot Hampshire GU12 4RX	
Application No	20/00187/FULPP	Ward: Rowhill
Applicant:	Mr And Mrs Davies	
Decision:	Permission Granted	Decision Date: 16th April 2020
Proposal:	Erection of single storey side extension following the demolition of existing garage at 66 Rowhill Avenue Aldershot Hampshire GU11 3LP	
Application No	20/00188/NMA	Ward: Fernhill
Applicant:	Mr Desi Govender	

Decision:	Permission Granted	Decision Date: 8th April 2020
Proposal:	Non material amendment to planning permission 17/00890/FULPP dated 23.11.17 (Erection of a single storey rear extension, extend roof to form a front extension and insertion of roof lights in each side facing roof elevation to form rooms in roof) to allow changes to the rear single storey roof to form a pitch roof and roof tiles to match existing at Ferndale 34 Sandy Lane Farnborough Hampshire	
Application No	20/00189/FULPP	Ward: St Mark's
Applicant:	Interserve Limited	
Decision:	Permission Granted	Decision Date: 30th April 2020
Proposal:	Installation of new site entrance gates and associated works at Farnborough House Berkshire Copse Road Aldershot Hampshire	
Application No	20/00190/FULPP	Ward: St Mark's
Applicant:	Mr And Mrs Parker	
Decision:	Permission Granted	Decision Date: 21st April 2020
Proposal:	Demolish rear conservatory and erect single storey front and side extension at 10 Gravel Road Farnborough Hampshire GU14 6JJ	
Application No	20/00192/FULPP	Ward: Knellwood
Applicant:	Mr & Mrs Broadbridge	
Decision:	Permission Granted	Decision Date: 16th April 2020
Proposal:	Erection of first floor rear extension at 19 Manor Road Farnborough Hampshire GU14 7EX	
Application No	20/00196/TPO	Ward: St John's
Applicant:	Mr Mathew Crymble	
Decision:	Permission Granted	Decision Date: 22nd April 2020
Proposal:	Oak Tree (G4 of TPO436) - crown reduce by no more than 3 metres, crown thin to give a 2.5 metre clearance from buildings, crown lift to give a ground clearance of 3 metres at 3 Haskins Gardens Farnborough Hampshire GU14 9FQ	
Application No	20/00205/COND	Ward: Wellington
Applicant:	Mr Jack Riggs	
Decision:	Permission Granted	Decision Date: 20th March 2020

Proposal:	Submission of details part pursuant (Cambridge Military Hospital Phase 2-6 Modern Additions) to condition 6 (recording of parts to be demolished) and condition 7 (programme of salvage) of listed building consent 15/00930/LBC2PP dated 18th October 2016 at Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	
Application No	20/00204/FUL	Ward: Cove And Southwood
Applicant:	P Leong-Chung	
Decision:	Permission Granted	Decision Date: 21st April 2020
Proposal:	Erection of a single storey rear extension at 28 Broadmead Farnborough Hampshire GU14 0RJ	
Application No	20/00206/NMA	Ward: Empress
Applicant:	Mrs Riordan	
Decision:	Permission Granted	Decision Date: 21st April 2020
Proposal:	Non material amendment to planning application 19/00725/FULPP dated 3rd December 2019 (Erection of a two storey front extension, first floor side extension over existing garage and relief of condition 3 attached to planning permission Ref 94/00265/FUL dated 17 June 1994 to allow the conversion of existing garage to form part additional ground floor living space and part storeroom) to allow changes to the exterior finishes at Windsor House 50 Pierrefondes Avenue Farnborough Hampshire	
Application No	20/00207/FULPP	Ward: St John's
Applicant:	Mr Paul Dillamore	
Decision:	Pending Consideration	Decision Date: 12th May 2020
Proposal:	Demolition of existing conservatory and erection of a single storey rear extension at 20 Howard Drive Farnborough Hampshire GU14 9TQ	
Application No	20/00214/FULPP	Ward: Aldershot Park
Applicant:	Ms Hughes	
Decision:	Permission Granted	Decision Date: 12th May 2020
Proposal:	Erection of a single storey rear extension at 16A Brighton Road Aldershot Hampshire GU12 4HQ	
Application No	20/00224/FULPP	Ward: Knellwood
Applicant:	Mr Donovan Rich	

Decision:	Permission Granted	Decision Date: 12th May 2020
Proposal:	Erection of first floor side and rear extensions and single storey rear extension at 85 Avenue Road Farnborough Hampshire GU14 7BG	
Application No	20/00228/TPO	Ward: Rowhill
Applicant:	Mr Dave Booton	
Decision:	Permission Granted	Decision Date: 1st May 2020
Proposal:	G1 Macracarpa Cypress - overall crown pruning by up to 1.5m, to suitable growth points (G1 of TPO461) at 51 Ayling Lane Aldershot Hampshire GU11 3LZ	
Application No	20/00234/NMAPP	Ward: Cove And Southwood
Applicant:	CALA Homes (Thames) Limited	
Decision:	Permission Granted	Decision Date: 30th April 2020
Proposal:	NON-MATERIAL AMENDMENT: Reduction in length of acoustic barrier along north-west (railway) boundary of site approved with planning permission 16/00837/FULPP dated 19th March 2019 at The Crescent Southwood Business Park Summit Avenue Farnborough	
Application No	20/00232/DEMOPP	Ward: Wellington
Applicant:	Shaviram Aldershot Limited	
Decision:	Prior Approval Required and Granted	Decision Date: 30th April 2020
Proposal:	PRIOR APPROVAL : Partial demolition of closed and redundant bridge link above street level at Wellington Centre Bridge Link The Galleries High Street Aldershot	
Application No	20/00236/REXPD	Ward: West Heath
Applicant:	Mr N Hamstead	
Decision:	Prior approval is NOT required	Decision Date: 1st May 2020
Proposal:	Erection of a single storey rear extension measuring 4 metres from the original rear wall, 2.5 metres to the eaves and 3.8 metres in overall height at 3 Tweed Close Farnborough Hampshire GU14 9NF	
Application No	20/00237/PDCPP	Ward: Rowhill
Applicant:	Chris Burnet	
Decision:	Development is Lawful	Decision Date: 12th May 2020

Proposal:	Lawful Development Certificate:- Formation of a rear dormer window and two front facing roof windows to facilitate a loft conversion at 144 Queens Road Aldershot Hampshire GU11 3LA	
Application No	20/00239/FUL	Ward: Empress
Applicant:	E Maglione	
Decision:	Permission Granted	Decision Date: 13th May 2020
Proposal:	Erection of a dormer within front facing roof elevation at 142 Ship Lane Farnborough Hampshire GU14 8BJ	
Application No	20/00242/REXP	Ward: West Heath
Applicant:	P Martin	
Decision:	Prior approval is NOT required	Decision Date: 6th May 2020
Proposal:	Notification of a prior approval for a proposed larger home extension: Erection of a single storey rear extension measuring 3.3 metres in depth , 2.4 metres to the eaves and 3.67 metres in overall height following removal of conservatory at 9 Tay Close Farnborough Hampshire GU14 9NB	
Application No	20/00243/CATPP	Ward: St Mark's
Applicant:	Mr Ayer-Wilde	
Decision:	No Objection	Decision Date: 6th May 2020
Proposal:	Eucalyptus tree (T1 on submitted Plan) - remove and replace with an indigenous Malus to complement the existing trees. Tree within South Farnborough Conservation Area. at 48 Winchester Street Farnborough Hampshire GU14 6AW	
Application No	20/00250/SCREEN	Ward: St Mark's
Applicant:	Drayparcs Developments Ltd	
Decision:	Environmental Assessment Not Required	Decision Date: 13th May 2020
Proposal:	EIA Screening Opinion Request : Proposed development for 21 floating holiday lodges, 1 equestrian centre, 1 sports centre with up to 6 units for staff accommodation and 6 used guest accommodation (including boat house, water assault course, wakeboarding centre, changing facilities and community cafe) and 4 areas for car parking with up to 225 spaces at Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire	
Application No	20/00249/FULPP	Ward: Manor Park
Applicant:	Mr Wellington	

Decision:	Permission Granted	Decision Date: 7th May 2020
Proposal:	Formation of hardstanding and dropped kerb at 14 Boxalls Lane Aldershot Hampshire GU11 3QJ	
Application No	20/00251/PDC	Ward: Knellwood
Applicant:	Mr and Mrs Mark and Rose Johnson	
Decision:	Development is Lawful	Decision Date: 13th May 2020
Proposal:	Certificate of Lawfulness for Proposed Development: Erection of a single storey rear extension following removal of existing conservatory at 34 Ashdown Avenue Farnborough Hampshire GU14 7DR	
Application No	20/00252/TPOPP	Ward: Wellington
Applicant:	Tesco	
Decision:	Permission Granted	Decision Date: 7th May 2020
Proposal:	G1 - Horse Chestnuts x 3 - reduce lower lateral branches away from guttering of building by upto 2m to provide a 1.5-2m of clearance from building (G3 of TPO178). at 5 Wellington Avenue Aldershot Hampshire GU11 1SQ	
Application No	20/00254/FUL	Ward: Knellwood
Applicant:	Mr Fowler	
Decision:	Permission Granted	Decision Date: 7th May 2020
Proposal:	Retention of outbuilding in rear garden at 15 Wilton Court Farnborough Hampshire GU14 7EL	
Application No	20/00255/COND	Ward: West Heath
Applicant:	Mrs Tania Good	
Decision:	Conditions details approved	Decision Date: 30th April 2020
Proposal:	Submission of details pursuant to Condition 3 (Arboricultural Method Statement for tree protection measures and foundation design) attached to planning permission 20/00098/FUL (Erection of a two storey side extension) at 21 Marshall Close Farnborough Hampshire GU14 8RY	
Application No	20/00256/PDCPP	Ward: Empress
Applicant:	Mr and Mrs J Harris	
Decision:	Development is Lawful	Decision Date: 12th May 2020
Proposal:	CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT:	

Erection of a single storey rear extension at **Sandyways 16 Revelstoke Avenue Farnborough Hampshire**

Application No	20/00257/REXPD	Ward: Manor Park
Applicant:	Mr Edward Wellington	
Decision:	Prior approval is NOT required Decision Date: 12th May 2020	
Proposal:	Erection of a single storey rear extension measuring 6 metres from the rear wall of the property, 2.95 metres to the eaves and 3.25 metres overall height at 14 Boxalls Lane Aldershot Hampshire GU11 3QJ	

Application No	20/00264/CAT	Ward: Knellwood
Applicant:	Jonnie Setterfield	
Decision:	No Objection Decision Date: 6th May 2020	
Proposal:	T1383 Scots Pine - Remove branch over footpath to 4m from ground level, Tree 1384 Scots Pine - Crown reduce by no more than 3m, T1401 Scots Pine - Crown reduce by no more than 3m and remove branches with decay, Tree T1405 Goat Willow - Fell and eco plug stump. All trees within South Farnborough Conservation Area at Trees At Baveno House And Farren House Farnborough Road Farnborough Hampshire	

Application No	20/00265/CAT	Ward: St Mark's
Applicant:	Jonnie Setterfield	
Decision:	No Objection Decision Date: 6th May 2020	
Proposal:	One Norway Maple (T1416 on submitted plan) reduce all round by no more than 2 metres and deadwood. The tree is in the South Farnborough Conservation Area at Queens Court Alexandra Road Farnborough Hampshire	

Application No	20/00269/CATPP	Ward: Rowhill
Applicant:	Mr Martin Loderer	
Decision:	No Objection Decision Date: 6th May 2020	
Proposal:	Remove one Oregon Crabapple and one Scarlet Firethorn. The trees are within the Cargate Avenue Conservation Area at 12 Cargate Avenue Aldershot Hampshire GU11 3EP	

Application No	20/00270/CATPP	Ward: St Mark's
Applicant:	Mrs Williams	
Decision:	No Objection Decision Date: 6th May 2020	

Proposal: Remove one Sycamore (T1 on submitted plan). One Pine (T2) reduce by no more than 2 metres and remove lowest broken limb. The trees are within the South Farnborough Conservation Area at **77 Osborne Road Farnborough Hampshire GU14 6AP**

Application No 20/00285/NMA Ward: Knellwood
Applicant: Mr Chris Ashby
Decision: **Permission Granted** Decision Date: 12th May 2020
Proposal: Non material amendment to planning application 19/00092/FULPP dated 2nd April 2019 (Demolition of existing conservatory, erection of a single storey side and rear extension with rooms in roof and a detached double garage) to allow the development to be completed in two phases. Phase 1 to omit areas SR & B1 marked on plan 17041 -001, phase 2 to complete SR & B1 at a later date at **Arundel Lodge 45 Rectory Road Farnborough Hampshire**

Application No 20/00276/TPO Ward: Knellwood
Applicant: Peter Flaxman
Decision: **Application Withdrawn** Decision Date: 12th May 2020
Proposal: Application replaced by 20/00306/TPOPP at **33 Ashley Road Farnborough Hampshire GU14 7EZ**

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Development Management Committee
27th May 2020

Planning Report No. EPSH2017

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
27th May 2020

**Head of Economy, Planning and
Strategic Housing**
Report No. EPSH2018

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 efforts to complete the s106 by 28th February 2020, the applicants were concerned that this deadline was not achievable and requested an extension of the s106 completion deadline. 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 2020.
- 1.3 This action was noted at DMC on 11th March 2020 where Members approved an amendment to the agreed recommendation allowing for additional flexibility in the timescale beyond that date, to be agreed by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman should it prove necessary.
- 1.4 On the 31st March 2020, taking into account the significant progress made, a further extension of time was agreed by the Chairman, Cllr Bruce Thomas, for the legal agreement to be completed by 30th April 2020. On the 5th May 2020 this was extended to the 15th May 2020, as authorised by the Vice Chairman, Cllr John Marsh.

2.0 Urgent Action

- 2.1 During the negotiation and drafting of the s106 legal agreement it has been necessary to make amendments to the planning conditions set out in the Development Management Committee recommendation/s, primarily to provide consistency with the negotiated terms of the s106 legal agreement. This urgent

action was considered appropriate and necessary in order to meet the extended deadline of 15th May 2020 for the s106 legal agreement to be completed. The amendments to the conditions were authorised by the Vice Chairman, Cllr John Marsh on the 5th May 2020.

2.2 The key changes concern conditions 20, 24, and 25. Small changes have also been made to other conditions to provide clarity, correct typos and to refer to the amended SANG Delivery Strategy March 2020.

2.3 *Condition 20 (Equipped Play Space) –*

The wording of this condition has been amended to provide consistency with the revised terms of Schedule 8 of the s106 Agreement relating to the equipped play space and the associated triggers for its delivery.

2.4 *Condition 24 (Development SANG) and Condition 25 (Strategic/Third Party SANG) –*

The wording of the conditions have been amended to make it clear that compliance with Condition 24 is required only in the event that the Blandford Woods SANG is delivered in two distinct phases, and Condition 25 in the event that the SANG is delivered in a single phase. The conditions have also been amended to ensure that they are consistent with the requirements of the s106 legal agreement, particularly in relation to footpath routes, links to Wellesley Woodlands and maintenance in perpetuity.

3.0 Completion of the s106 legal agreement

3.1 The s106 legal agreement was completed on the 15th May 2020 and the planning permission was issued on the same day. The full list of revised planning conditions, as set out on the planning decision notice reads:

1 The first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters shall be submitted no later than seven years from the date of this permission.

Reason - To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

2 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.

3 No development (with the exception of the SANG and SANG car park and the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place in any Development Zone identified on Phasing Plan 2491-C-1106-SK3, until an application for details relating to appearance,

landscaping, layout and scale of the development hereinafter called "the reserved matters" shall be submitted to and approved in writing by the Local Planning Authority in respect of that Development Zone/Reserved Matters Area. Notwithstanding any indications on the illustrative and parameter plans submitted with the outline planning application, each Reserved Matters Application shall include details of the following:

- 1) Details relating to appearance, landscaping, layout and scale of the development;
- 2) Details relating to the positions and widths of roads, footpaths and accesses;
- 3) Specification of the type of construction for the roads and footpaths, including relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing surface water;
- 4) The alignment, height and materials of all walls and fences and other means of enclosure;
- 5) Plans detailing existing and proposed site levels;
- 6) Plans detailing the layout of foul sewers and surface water drains;
- 7) Provision of SuDs drainage features;
- 8) Provision of children's play space (where applicable to the development zone);
- 9) Provision for storage and removal of refuse and recycling;
- 10) Condition survey of locally listed buildings;
- 11) Heritage Impact Assessment;
- 12) Energy performance & sustainable construction statement;
- 13) Water Efficiency Statement;
- 14) Utilities Statement;
- 15) Ecological Management Plan;
- 16) Landscape Management Plan;
- 17) Contamination Remediation Strategy;
- 18) Construction Environmental Management Plan;
- 19) Construction Traffic Management Plan;
- 20) Arboricultural Development Statement;
- 21) Archaeological Written Scheme of Investigation;
- 22) Noise Report including measures to protect the occupiers of the residential properties from external noise;
- 23) Lighting Assessment;
- 24) Statement of compliance with the Affordable Housing Strategy or in respect of the first reserved matters application an Affordable Housing Strategy.

The development shall be carried out in accordance with the details as approved.

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.

- 4 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents:

Drawings: GTASHOT_BH/SK/05 (Site Location Plan); 2491-A-1201-B (Access & Movement Parameter Plan); 2491-A-1200-B (Land Use Parameter Plan); GTASHOT(BH).1/GA/11 (SANGS car park layout); GTASHOT(BH).1/GA/12 (SANGS car park cross section); 6048/PO1 Rev A (Demolition Plan); and, 2491-C-1106-SK3 (Phasing Plan).

Documents: Planning Statement (Savills, October 2017); SANG Delivery Strategy (Holbury, March 2020); Delivery Strategy (March 2018); Design & Access Statement - Revision A; Shadow Appropriate Assessment (Holbury, September 2019); Ecological Impact Assessment (LCES, September 2017); Landscape Character and Visual Impact Assessment (Allen Pyke, October 2017); Heritage Statement (ADAM Urbanism, RA/6048 - March 2018 Rev B); Flood Risk Assessment (MB, October 2017); Air Quality Assessment (WYG, October 2017); Noise Assessment (WYG, September 2017); Phase 1 Geoenvironmental Desk Study Report ref: LP01149 (LEAP, 19/04/2016); Utilities Assessment (MB, October 2017); Historic Environmental Desk-Based Assessment ref: 79183.01 (Wessex Archaeological, April 2017); Arboricultural Implications Report ref: 16045-01 (SJA Trees, October 2017); Transport Assessment (Mayer Brown, October 2017); Travel Plan (Mayer Brown, February 2018) and Response to HCC Highways (Mayer Brown, received 23/02/2018).

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

- 5 Notwithstanding the Delivery Strategy submitted as part of the application, details of a Phasing Strategy for the residential redevelopment of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of the first Reserved Matters Application (RMA). The details shall include the following:
 - (i) A layout plan confirming the extent of each Development Zone/ Phase to which future RMAs will relate;
 - (ii) An indicative phasing programme for the submission of the RMAs;
 - (ii) An indicative phasing programme for the implementation of the consent;

- 6 No part of the residential development shall commence until a scheme design at Queens Roundabout, which accommodates pedestrian and cycle movements up to and across the junction via the proposed western footway/cycleway on A325 Farnborough Road, without unacceptably impacting on operational performance of the junction, is submitted to and approved by the Local Planning Authority in consultation with the Local Highway Authority. The approved scheme will be fully implemented in line with the programme agreed with the Local Planning Authority and the Local Highway Authority.

Reason - To provide satisfactory pedestrian and cycle access and in the interests of highway safety.*

- 7 No part of the residential development shall commence until a programme is submitted to and agreed in writing by the Local Planning Authority, in consultation with the Local Highway Authority and the Basingstoke Canal Authority; setting out a programme for the submission, approval and implementation of a phased scheme of works at A325 Farnborough Road, Shoe Lane, Forge Lane, and Basingstoke Canal, or alternative arrangements on land within the Applicants control, which accommodate pedestrian and cycle movements to and from the development. The development shall be implemented fully in accordance with the programme and details as agreed. And retained thereafter for the life of the development.

Reason - To provide satisfactory pedestrian and cycle access and in the interests of highway safety.*

- 8 Vehicular access to Shoe Lane shall be retained from both Forge Lane and Government House Road at all times, unless otherwise agreed in writing with the Highway Authority.

Reason: In the interests of highway safety

- 9 Notwithstanding the Arboricultural Implications Report submitted with the application, no trees shall be removed in any Development Zone and no development shall take place in any Reserved Matters Area until an Arboricultural Development Statement (ADS) has been submitted to and approved in writing by the Local Planning Authority, concerning the relevant zone/phase. The ADS shall include an updated Tree Removal Plan and a detailed Tree Protection Plan and Method Statement illustrating everything that is required to ensure the safe and healthy retention of trees during the development process, and to provide a working document for site personnel. The development shall be carried out in accordance with the approved Arboricultural Development Statement/s.

Reason - To safeguard against unnecessary removal of trees and preserve the health and amenity value of retained trees.*

- 10 No development shall take place in any Reserved Matters Area (RMA) until a surface water drainage scheme (including detailed design drawings and associated calculations) for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The Sustainable Drainage Systems (SUDS) shall subsequently be implemented in accordance with the approved details, prior to first occupation of any development within the RMA to which they relate.

Reason - To prevent the increased risk of flooding and to improve and protect water quality.*

- 11 Development shall not commence on any Reserved Matters Area (RMA) until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. an intrusive site investigation report documenting the extent, scale and nature of contamination present, identified as appropriate by the Phase 1 Geoenvironmental Desk Study Report submitted with the application;
- ii. if identified as necessary; a detailed scheme (Remediation Method Statement) 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.

The development shall be carried out in accordance with the Remediation Method Statement as approved, prior to commencement of development within the relevant RMA.

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

- 12 No occupation within any Reserved Matters Area shall take place until a verification report demonstrating completion of works set out in the approved Remediation Method Statement and the effectiveness of the remediation shall be submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

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

- 13 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of any part 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 any measures identified in the approved remediation scheme a verification report must be prepared and submitted to the Local Planning Authority for approval prior to first use or occupation of the area of the development to which it relates.

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

14 Development (including demolition) shall not commence on any Reserved Matters Area (RMA) until there has been submitted to and approved in writing by the Local Planning Authority, a site-specific Construction Environmental Management Plan (CEMP). The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, site lighting, site traffic and other pollution. The plan should include, but not be limited to:

- i. Construction programme;
- ii. Site specific operational control procedures / mitigation measures;
- iii. Proposals for the protection of existing environmental features (including water quality and drainage, nature conservation, archaeology and cultural heritage);
- iv. Pollution control contingency plan;
- v. Arrangements for liaison with the Council's Pollution Control Team;
- vi. Procedures for complaint management, public consultation and liaison.

The development shall be carried out in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.*

15 Development (including demolition) shall not commence on any Reserved Matters Area until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan specific to that area. This should include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The development shall be carried out fully in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and in the interests of highway safety.*

16 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until there has been submitted to and approved in writing by the Local Planning Authority, a Written Scheme of Investigation (WSI), designed to recognise, characterise and record any archaeological features and deposits that may exist on the site. The assessment shall take the form of trial trenches located within the areas of proposed housing, including those areas where buildings are to be demolished and trees cleared. The archaeological investigations shall be carried out fully in accordance with the WSI as approved.

Reason - To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets.*

- 17 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until there has been submitted to and approved in writing by the Local Planning Authority, a Programme of Archaeological Mitigation of Impact, based on the results of trial trenching as required by the Written Scheme of Investigation (WSI). The mitigation measures shall be carried out fully in accordance with the Programme of Archaeological Mitigation of Impact as approved.

Reason - To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.*

- 18 Following completion of the archaeological fieldwork, and prior to first occupation of the Reserved Matters Area to which it relates, a report shall be submitted to and approved in writing by the Local Planning Authority, setting out and securing appropriate post-excavation assessment, specialist analysis and reports, publication and engagement where appropriate. The recommendations within the report shall be carried out fully in accordance with the Fieldwork Report, as approved in accordance with timescales agreed by the Local Planning Authority.

Reason - To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.*

- 19 No residential unit within Development Zone Development Zones A, C, D, E & F on Phasing Plan 2491-C-1106-SK3 shall be occupied until the Amenity Open Space within the phase to which it relates has been provided in accordance with the details approved by the relevant Reserved Matters Application. The areas shall thereafter be retained and made available for that purpose.

Reason - To ensure satisfactory on-site open space provision to serve future occupiers of the development.

- 20 No more than 25% of the residential units within Development Zone C or F on Phasing Plan 2491-C-1106-SK3 shall be occupied until the equipped play areas (Equipped Play Space) within the relevant phase to which it relates, has been completed and equipped in accordance with the details approved by the relevant Reserved Matters Application. In any event, at least one Equipped Play Space shall be provided prior to the occupation of 45 units in the development. The Equipped Play Spaces shall thereafter be retained and made available for that purpose.

Reason - To ensure satisfactory on-site provision for formal children's play.

- 21 No demolition of buildings or part of buildings, other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A shall take place, unless otherwise agreed through the approval of the relevant Reserved

Matters Application applicable to the Development Zone in which the building is located.

Reason: To safeguarded the existing locally listed buildings and ensure that any alterations or loss of historic fabric is justified and appropriate.

- 22 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.

- 23 The SANG shall be implemented in accordance with the SANG Delivery Strategy (Holbury, March 2020) hereby approved and subsequently in accordance with the SANG Ecological Management Plan/s (SANG EMP), which in the case of the Development SANG shall be submitted to the Local Planning Authority for approval, in consultation with Natural England, prior to the commencement of Blandford House and Malta Barracks and in relation to the Strategic SANG, prior to the commencement of any third party development scheme which would rely on it. Thereafter, a written report specifying compliance and detailing any amendments required to either SANG EMP or a combined report if appropriate, shall be submitted on the anniversary of the approval of the first SANG EMP.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).*

- 24 In the event that the Blandford Woods SANG is to be delivered in two distinct phases, no residential unit within the development shall be occupied until compartments C and D East, as identified on Figure 2 of the SANG Delivery Strategy, together with footpath links to Wellesley Woodlands and a footpath link between Compartments C and D East identified on Figure 8 of the strategy, and including the provision of a 2.5km footpath route accessible to the public have been delivered and made fully available to the public, in accordance with the works outlined in Section 4 - SANG Establishment and in accordance with the phasing requirements in Section 5 – Phasing of the SANG Delivery Strategy (Holbury, March 2020), hereby approved. The SANG comprised within compartments C and D East together with the footpath links to Wellesley Woodlands, the footpath link between Compartments C and D East and the 2.5km footpath, shall thereafter be maintained for a period of at least 80 years.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

- 25 In the event that the Blandford Woods SANG is to be delivered in a single phase of works, compartments C, D East and D West (as identified on Figure 2 of the SANG Delivery Strategy) and the SANG Car Park (drawing GTASHOT(BH).1/GA/11 and GTASHOT(BH).1/GA/12, including the provision

of a 2.3km footpath route accessible to the public as identified on Figure 9 of the strategy, shall be delivered and made fully accessible to the public in accordance with the works outlined in Section 4 - SANG Establishment and in accordance with the phasing requirements in Section 5 – Phasing of the SANG Delivery Strategy (Holbury, March 2020), hereby approved. The SANG comprised within compartments C, D East and D West together with the SANG Car park and the 2.3km footpath shall thereafter be maintained for a period of at least 80 years.

Reason - To ensure that satisfactory mitigation is in place to prevent significant impact on the Thames Basin Heath Special Protection Area (SPA).

- 26 Development shall not commence on the SANG and SANG Car Park until there has been submitted to and approved in writing by the Local Planning Authority:
- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
 - ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
 - iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

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

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

- 27 Works shall not commence on the SANG Car Park until there has been submitted to and approved in writing by the Local Planning Authority, a site-specific Construction Environmental Management Plan (CEMP). The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust, site lighting, site traffic and other pollution. The plan should include, but not be limited to:
- i. Construction programme;
 - ii. Site specific operational control procedures / mitigation measures;

- iii. Proposals for the protection of existing environmental features (including water quality and drainage, nature conservation, archaeology and cultural heritage);
- iv. Pollution control contingency plan;
- v. Arrangements for liaison with the Council's Pollution Control Team;
- vi. Procedures for complaint management, public consultation and liaison.

The development shall be carried out in accordance with the details as approved.

Reason: To safeguard the amenities of surrounding occupiers and to avoid any adverse impacts on ecologically sensitive local receptors, during the construction phases of the development.*

- 28 Development shall not commence on any Reserved Matters Area (other than the demolition of the Category 1 buildings identified on drawing number 6048/PO1 Rev A and not including the proposed SANG establishment works) until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

4.0 Recommendation

- 4.1 That the report be **NOTED**

Tim Mills
Head of Economy, Planning and Strategic Housing
Contact: Maggie Perry 01252 398711

BACKGROUND PAPERS: Planning Application File 17/00914/OUTPP

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Development Management Committee
27th May 2020

**Head of Economy, Planning and
Strategic Housing**
Report No. EPSH2014

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 **148 Marrowbrook Road, Farnborough**

Item 2 **Briarwood, Sorrel Close, Farnborough**

All information, recommendations and advice contained in this report are understood to be correct at the time of writing this report. Any change in circumstances will be updated verbally at the Committee meeting. Where a recommendation is either

altered or substantially amended between preparing the report and the Committee meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

4. Human rights

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

5. Financial implications

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

Tim Mills
Head of Economy, Planning and Strategic Housing

BACKGROUND PAPERS

Rushmoor Local Plan (2019)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

Item 1

Site location **148 Marrowbrook Road, Farnborough**

Alleged breach **Retention of a playhouse**

Recommendation **No Further Action**

A complaint was received regarding a playhouse being erected in the rear garden of the above property. The complaint was not about the structure itself but the extent of the overlooking into neighbouring gardens.

Upon investigation, the playhouse requires planning permission as there is a platform of over 30mm high above ground level. At the time of the site visit, the owners were informed that the playhouse was not acceptable due to the adverse overlooking issues that it caused.

Since the initial visit, the owners have worked with the Council and have enclosed the areas where overlooking issues occurred. This has been achieved by adding a roof, enclosing the sides of the platform and installing obscure glazing to the rear, facing into the neighbouring property.





As the overlooking issues have been rectified, the owners were asked to submit a formal planning application to rectify the breach of planning control. At the time of writing this report, no application has been forthcoming. Nevertheless, it is considered that, were an application to be submitted seeking to regularise these works, the application would be granted. On this basis it is not considered that it would be expedient to take formal enforcement action in this case.

Full recommendation:

NO FURTHER ACTION

Associated Documents Enforcement Reference 19/00083/OUTBDG

Item 2

Site location	'Briarwood', Sorrel Close, Farnborough
Alleged breach	Untidy Site
Recommendation	s215 Notice

This property is located adjoining public open spaces located between Broadmead and Herbs End. The sole vehicular access is from Sorrel Close. The building was last used as an institutional use by the local health authority, but was sold into private ownership some years ago and the property has been vacant and unused since then. The building is shuttered-up due to persistent problems with vandalism and unauthorised access. There are numerous ways into the site through broken-down fences; and also directly from a public footpath to the east. The roof of the building is largely missing and open to the weather due to a fire last autumn.

The site and the building within are readily publicly visible all around from adjoining public amenity spaces and Herbs End and Sorrel Close residential roads. It is considered that the amenity of the surrounding area is adversely affected by the continued presence of the building in its current state. Furthermore, that the only tenable option is that the building and detached garage be demolished and the demolition materials removed from the land.

The property owner is unwilling to demolish the building and little appears to be possible to prevent continued unauthorised access from happening. Indeed, there are signs that the shutter on the main entrance door is still being bent back to gain access to the building. Although planning proposals are understood to be in preparation on behalf of the owner these have not been submitted to the Council to date. Even if such proposals were to be received now and found to be acceptable in planning terms, it would be many months before a scheme could be implemented.

The owner is aware of the Council's impending action in this respect in writing. Due to the continued poor condition of the property and the adverse impacts that arise the Council's Corporate Legal Services Manager has already been instructed under the Council's scheme of delegation to officers to prepare and serve an 'Untidy Site Notice' under s215 of the Town & Country Planning Act 1990. This is to require the demolition of the buildings at the site and the removal of all of the demolition materials from the site within an appropriate time period to be considered in consultation from the Council's Building Control Manager.

Full recommendation:

The content of this report be **NOTED**.

Associated Documents Enforcement Reference 20/00028/UNTIDY

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Development Management Committee
27th May 2020

Planning Report No.EPSH2015

Appeals Progress Report

1. Appeal decisions

1.1 145 Alexandra Road, Farnborough

Appeal against refusal of planning permission for “Erection of two storey side extension” in August 2019. Planning application 19/00367/FULPP was refused under delegated powers for the following reasons:-

- 1. The proposed extension, by reason of its prominent location, its large size relative to the existing dwelling, its inharmonious proportions and its inappropriate design, represents a contrived form of development that would adversely affect visual amenity and the character of the area, contrary to Policy DE1 of the Rushmoor Local Plan.*
- 2. It has not been satisfactorily demonstrated that the proposed extension can be constructed within the root protection area of the adjacent amenity tree and therefore the proposal may adversely affect the health and stability of this tree, contrary to Policy NE3 of the Rushmoor Local Plan.*

The appeal was considered under the Written Representations procedure. In determining the appeal, the Inspector considered that the main issues to be (i) the effect of the development upon the character and appearance of the area; and (ii) the effect on existing trees.

The Inspector supported the Council’s reasons for refusal in respect of the design and scale of the proposed extension, commenting that the overall footprint of the proposed extension would be significant and excessive in the context of the proportions of the existing dwelling. In addition, the introduction of bay windows to the front and side of the proposed extension would compete for prominence with the original building, which would undermine the design balance and symmetry of the host property. As such, the proposed extension would fail to create a subservient relationship with the host building. The Inspector considered that the design, including a void beneath the proposed extension, to be a discordant and inharmonious feature out of character with the existing building and others in the vicinity. He considered that the proposal would be an unduly prominent form of development, which would cause significant harm to the character and appearance of the area, contrary to Policy DE1 of the New Rushmoor Local Plan.

The Inspector agreed with the Council that insufficient information had been submitted to demonstrate that the proposal would not adversely affect the health and stability of adjacent trees and that the proposal was contrary to Local Plan Policy NE3. The Inspector accepted that the unusual design of the extension was aimed at safeguarding the health of adjacent street trees. However, he commented that even if

the design proposed had been successful in this, the preservation of the trees would not outweigh the harm caused to visual amenity and the character of the area.

DECISION : APPEAL DISMISSED

1.2 101 Ash Road, Aldershot, Hants

In October 2019 planning permission 19/00606/ADVPP was refused under delegated powers for the 'Display of 1 no. advertising billboard measuring 6m x 2m on side wall of 101 Ash Road' on the following grounds:-

"The proposed billboard, by reason of its siting, scale and design, would represent an overbearing and intrusive feature within the streetscene, at odds with and harmful to the quality and character of this predominantly residential area, resulting in a loss of amenity to neighbouring occupiers. The proposal is therefore contrary to Policy DE9 (Advertisements) of the adopted Local Plan (February 2019) and Section 12 of the NPPF (2019)."

The Inspector considered the main issue was the effect of the proposal on the amenity of the area.

The Inspector supported the Council's reasons for refusal and concluded that a sign of this size would represent an overly large feature that would unduly dominate the simple and traditional first-floor side elevation of the host property. Moreover, he stated that the size of the sign would emphasize its commercial nature, which would appear out of character in this predominately residential section of Ash Road. He added that the proposal would add an inappropriate feature that would fail to integrate effectively with the character of the host property and this part of Ash Road. The Inspector agreed with the Council that the proposal would conflict with Policy DE9 of the Rushmoor Local Plan and the NPPF.

DECISION : APPEAL DISMISSED

2. Recommendation

2.1 It is recommended that the report be **NOTED**.

Tim Mills
Head of Economy, Planning and Strategic Housing

Development Management Committee
27th May 2020

Planning Report No. EPSH2016

**Planning (Development Management) summary report for the quarter
Jan-Mar 2020 and for the Year 2019-20**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st January to 31st March 2020 and the year 1st April 2019 to 31st March 2020.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the fourth quarter and for the financial year. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 62 cases in the quarter and 339 in the year. These are included in the total figures reflecting workload set out at 3.1 below.

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

2018/2019 Total	Decisions in quarter	Jan-Mar 2020	Government Target	2019/2020 Total
91.5%	6	100%	60%	95%

*Decisions on 4 applications determined in quarter 4 were outside the statutory period, all were the subject of agreed extensions of time and therefore recorded as 'in time'.

Minor (Non householder) Applications determined within 8 weeks

2018/2019 Total	Decisions in quarter	Jan-Mar 2020	Government Target	2019/2020 Total
80.4%	16	93.75%	65%	91%

*Decisions on 3 applications determined in the quarter were outside the statutory period, 2 were the subject of agreed extensions of time and therefore recorded as 'in time'.

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

2018/2019 Total	Decisions in quarter	Jan-Mar 2020	Government Target	2019/2020 Total
93.8%	84	95.2%	80%	91.7%

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	Jan-Mar 2020	Appeal Decisions
40% max	0%	1

% of appeals allowed against the authority's decision to refuse (Annual figures)

Government Target	Appeal Decisions	Appeals Allowed	2018/19 Total	2019/20 Total
40% max	14	3	16.7%	21.4%

3. Workload

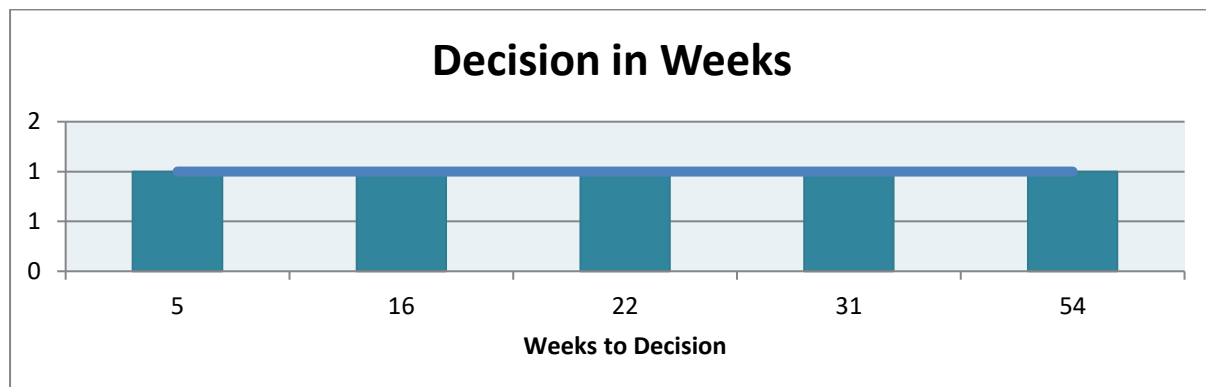
3.1 This section deals with workload demand on the Development Management Section in the past three months and the financial year.

Departmental Work Demand Jan-Mar 2020 and financial year

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q4	230	68	1578	227	1
Year 2019-2020	930	261	6746	876	10

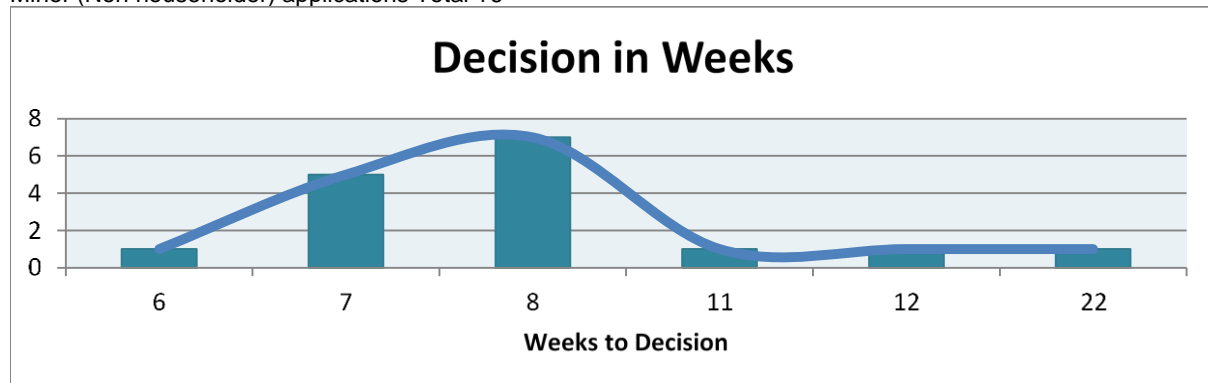
3.2 The following graphs present the time period being taken to determine different types of application in the fourth quarter of 2019-20.

Major and small-scale majors Total 6



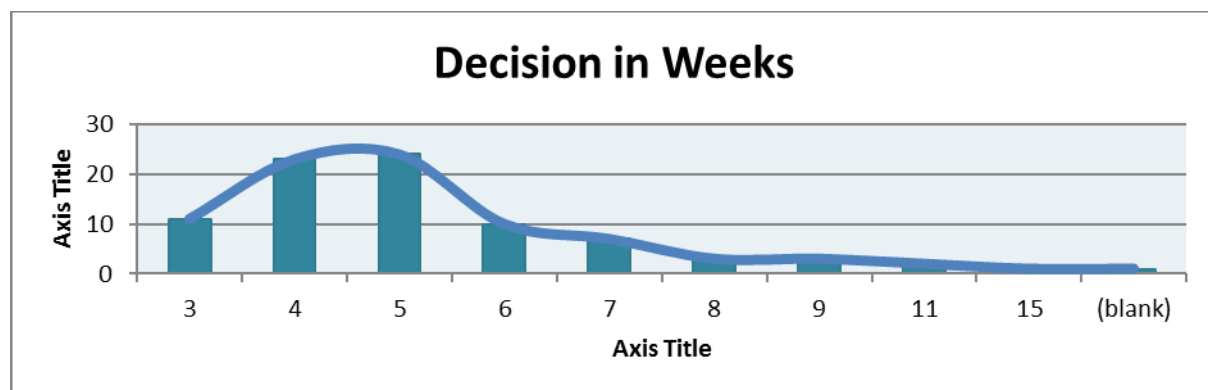
3.3 Performance with regard to Major applications remains well above the Government target with all cases determined within the statutory 13 week period or in accordance with agreed extensions of time or planning performance agreements. The figure for the full year is 95%

Minor (Non householder) applications Total 16



3.4 This second graph illustrates the determination times for minor applications, 93.75% of which were determined within the statutory period or in accordance with agreed extensions of time in the fourth quarter of 2019-20. The figure for the full year is 91%

'Other' (Including Householder) applications Total 84



3.5 This third graph shows that in the fourth quarter of this financial year the majority of householder applicants received decisions in the fourth and fifth weeks after their validation date. The figure for determination within the statutory date for the full year is 91.7%

4. Fee Income

4.1 As a reflection of the previously reported fall in planning and pre-application fee receipts, budget estimates for the year were revised from £480,000 to £378,000 for application fees and from £36,000 to £29,000 for pre-application fees.

4.2 The total planning fee income received for the fourth quarter was £78,004 against a budget estimate of £94,500.

4.3 The total planning fee income received for the year was £281,321 against a budget estimate of £378,000. This represents an adverse variance of 26%.

- 4.4 The total pre-application income received for the fourth quarter was £7,603 against a budget estimate of £7,251.
- 4.4 The total pre-application income received for the year was £23,584 against a budget estimate of £29,000. This represents an adverse variance of 19%.

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 new contributions or reports in respect of these projects. Some residual contributions 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.

Section 106 contributions received	Jan-Mar 2020	2019/2020 Total
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£3,159,513.27	£4,093,749.30
Open Space (specific projects set out in agreements)	£830,797.39	£892,617.44
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £946,660.00 b) £0 e) £3,640.00 f) £22,750.00	a) £982,140.00 b) £0 e) £34,320.00 f) £441,220.00
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) £103,490.00 b) £0 c) £0 d) £116,689.64 e) £399.00 f) £2,488.00	a) £107,375.00 b) £0 c) £197,927.43 d) £136,041.64 e) £3,758.00 f) £48,283.66
Transport (specific projects set out in agreements)*	£304,628.26	£343,728.26

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

*. SANG contribution to Hawley Meadows, SAMM contributions and Transport are paid to Hampshire County Council.

7 new undertakings/legal agreements were signed in the period Jan-Mar 2020. A total of 27 agreements were completed during the financial year.

6. Comment on workload for this quarter and year

- 6.1 This fourth quarter saw sustained numbers of application submissions and over the year a small numerical increase over the previous financial year, but fewer larger applications and pre-application submissions. As set out in section 4. Planning application and pre-application income has fallen significantly throughout a period of political and economic uncertainty which continues under the current exceptional circumstances. The most significant variable, the effect of submission of major applications and their associated fees, is difficult to predict notwithstanding the fact that discussions leading to a number of such submissions are in progress.
- 6.2 A transition to different working arrangements under lockdown has presented challenges but planning staff and those who support them have risen to them to the extent that the delivery of our service was able to continue through the end of the last financial year and into the current quarter.

7. Wellesley

- 7.1 There have been 595 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 resuming on Corunna Phases B3 & B4 to provide a further 454 residential dwellings. To date 269 units are occupied within the entire zone, including affordable housing.
- 7.3 Gunhill (Development Zone E) consists of 107 residential units. This lies to the west of the Cambridge Military Hospital and north of Hospital Road. 83 units of private rented accommodation are occupied currently.
- 7.4 Work will shortly resume on phase 1 of McGrigor Zone D. This is north of the Cambridge Military Hospital and east of Maida. It will provide a total of 116 residential units. 18 of the units are currently occupied.
- 7.5 Lawful Implementation of work has commenced on the first phases of the Cambridge Military Hospital (Development Zone C) and will resume this month. 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.