

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 29th May, 2019 at 7.00 pm*

To:

VOTING MEMBERS

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

Cllr Mrs. D.B. Bedford
Cllr R.M. Cooper
Cllr A.H. Crawford

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

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

NON-VOTING MEMBER

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

STANDING DEPUTIES

Cllr Gaynor Austin
Cllr Sophia Choudhary

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

A G E N D A

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

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

2. **MINUTES** – (Pages 3 - 22)

To confirm the Minutes of the meeting held on 10th April, 2019 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 23 - 94)

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1930 on planning applications recently submitted to the Council (copy attached).

Item	Reference Number	Address	Recommendation
1	18/00225/LBCPP	Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot	For information
2	18/00367/OUTPP	Former Police Station, Pinehurst Avenue, Farnborough	For information
3	19/00213/FULPP	206 Sycamore Road, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
4	29-35	19/00028/FULPP	Asda, Westmead, Farnborough	Grant
5	37-43	19/00170/FULPP	61-62 Wellington Centre, High Walk, Aldershot	Grant
6	45-55	19/00229/FUL	17 Invincible Road, Farnborough	Grant

7	57-70	19/00260/FUL	Proposed car park site, Kennels Lane, Farnborough	Grant
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Section D of the report sets out planning applications which have been determined under the Council's scheme of delegation for information.

4. APPEALS PROGRESS REPORT – (Pages 95 - 102)

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1931 (copy attached) on the progress of recent planning appeals.

5. PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY - MARCH 2019 AND FOR THE FINANCIAL YEAR 2018-2019 – (Pages 103 - 108)

To receive the Head of Economy, Planning and Strategic Housing's Report No. PLN1932 (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, 2019, and provides summary figures for the financial year 1st April, 2018 to 31st March, 2019.

6. 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.

7. 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 three 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
29th May 2019

Head of Economy, Planning and Strategic Housing

Declarations of interest

Name: Cllr _____

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

Agenda Item No.	Planning Application No.	Application Address	Reason

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 10th April, 2019 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

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

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

Apologies for absence were submitted on behalf of Cllr P.I.C. Crerar and Cllr Mara Makunura.

Cllr Veronica Graham-Green attended the meeting as a Standing Deputy.

Non-Voting Member

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

75. DECLARATIONS OF INTEREST

There were no declarations of interest.

76. MINUTES

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

77. PLANNING APPLICATIONS

RESOLVED: That

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

* 18/00614/FULPP (Randell House, Fernhill Road, Blackwater, Camberley);

- * 19/00048/FULPP (Proposed Pinehurst 4 Development Site, Pinehurst 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. PLN1925, be noted; and
- (iii) the following application be determined by the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman:
 - * 19/00103/FULPP (Block 3, Queensmead, Farnborough);
 - (iv) the current position with regard to the following applications be noted pending consideration at a future meeting:
 - 18/00225/LBCPP (Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);
 - 18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);
 - 19/00028/FULPP (Asda, Westmead, Farnborough);
 - 19/00049/FULPP (Moor Road Playing Fields, Farnborough);
- * The Head of Economy, Planning and Strategic Housing’s Report No. PLN1925 in respect of these applications was amended at the meeting

78. REPRESENTATIONS ON APPLICATIONS

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

Application No.	Address	Representation	In support of or against the application
18/00614/FULPP	Randell House, Fernhill Road, Blackwater, Camberley	Mr. M. Johnson	In support

79. **APPLICATION NO. 19/00103/FUL - BLOCK 3, QUEENSMEAD, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1925 (as amended at the meeting) regarding the 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.

It was noted that the recommendation (as amended at the meeting) was to grant permission subject to amended conditions and the completion of an appropriate legal agreement.

RESOLVED: That subject to amended conditions 13, 22 and 28 and new condition 29 and the completion of an appropriate legal agreement in respect of open space, affordable housing, SAMM and highway matters, the Head of Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Report (as amended at the meeting).

80. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 224 PINWOOD PARK, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. PLN1926 regarding an alleged breach of loss of amenity land due to a camper van being parked on the land.

The Committee was advised that a complaint had been received in respect of a motorhome being parked permanently on a patch of grassed amenity land, with a power cable from the dwelling into the van over the footpath. Members were advised that an officer had visited the site twice, on 12th February and 21st March, 2019 and noted that there had been no apparent evidence of permanent occupation of the motorhome and that the motorhome was not there on the second visit. Taking account of these visits and responses from the owner of the motorhome, it was the officer's view that under section 171B of the Town and Country Planning Act (1990) no enforcement action could be taken as the motorhome had been parked on the site irregularly for a period of at least ten years.

RESOLVED: That no further action be taken.

The meeting closed at 7.45 pm.

CLLR B.A. THOMAS (CHAIRMAN)

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**Development Management Committee
10th April 2019**

Appendix "A"

Application No. & Date Valid: **18/00614/FULPP** **14th August 2018**

Proposal: Demolition of all buildings at Randell House, including the former All Saints Chapel, and erection of a new building to accommodate specialist nursing facility comprising 58 bedrooms and a 2-bedroom rehabilitation apartment to provide 24-hour care for people with a range of complex care needs (Use Class C2) with associated access, parking, and landscaping at **Randell House Fernhill Road Blackwater Camberley**

Applicant: Hamberley Development Ltd

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

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

2 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents - Harrison Irwin Architects Drawing Nos.2406-HIA-ZZ-ZZ-DR-A-01001; 2406-HIA-ZZ-ZZ-DR-A-01002; 2406-HIA-01-00-DR-A-02001; 2406-HIA-01-01-DR-A-02002; 2406-HIA-02-01-DR-A-02003; 2406-HIA-01-03-DR-A-02004; 2406-HIA-02-01-DR-A-02006 (GF); 2406-HIA-02-01-DR-A-02006 (FF); 2406-HIA-ZZ-ZZ-DR-A-04001; 2406-HIA-ZZ-ZZ-DR-A-04002; 2406-HIA-ZZ-ZZ-DR-A-04003; 2406-HIA-ZZ-ZZ-DR-A-04004; 2406-HIA-ZZ-ZZ-DR-A-01-003; CGI 01; CGI 02 & CGI 03; Harrison Irwin Architects Design & Access Statement; Dominic Lawson Planning Statement (August 2018) and Planning Statement Addendum (November 2018); WA Engineers Amended Flood Risk Assessment & Surface Water Drainage Strategy received 22 January 2019 and Appendices incorporating Global Surveys annotated Topographic Survey Plan and Drawing Nos.SL(4)400, SL(4)401 & SL(5)500; White Young Green Transport Statement and Interim Travel Plan; Ian Keen Arboricultural Report

(2012), Tree Survey & Impact Assessment Report (April 2019), Tree Constraints Plan (1144-KC-XX-YTREE-TCP01 Rev.0) & Tree Protection Plan (1144-KC-XX-YTREE-TPP01 Rev.0); Harnis Energy Strategy Report; Crestwood Preliminary Bat Roost Assessment and Bat Emergence/Re-Entry Survey Report (25 October 2017), Additional Ecological Information : Preliminary Bat Roost Assessment of Chapel and Continuation of Bat Emergence/Re-Entry Surveys Report (8 August 2018), Bat Mitigation Strategy (10 April 2019) & Badger Monitoring Report (10 April 2019).

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

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

Reason - To ensure satisfactory external appearance. *

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

Reason - To safeguard the amenities of neighbouring property. *

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

Reason - In the interests of visual amenity.

- 6 No works of construction of the building hereby approved shall start until plans showing details of the existing and proposed ground levels, proposed finished

floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

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

- 7 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (or any other Order revoking or re-enacting that Order), the land and/or building(s) shall be used only for the purpose of a Use Class C2 care home and be occupied solely by persons whom are mentally and/or physically frail; have mobility problems; suffer from paralysis or partial paralysis; or are in need for assistance with the normal activities of life. The care home hereby permitted shall not be used for any other purposes, including any other purpose within Use Class C2, without the prior permission of the Local Planning Authority.

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

- 8 The care home shall provide a maximum of 58 client bed spaces and a single two-bedroom rehabilitation apartment only unless with the prior written permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; and in the interests of the safety and convenience of highway users.

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

Reason - To ensure that there is no creation of self-contained and/or ancillary staff residential accommodation to ensure that no impact upon the nature conservation interests and objectives of the

Thames Basin Heaths Special Protection Area would arise.

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

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

- 11 The care home the subject of this permission shall not be occupied until the 41 parking spaces shown to be provided and/or made available for care home staff and/or visitors as shown on the approved plans have been constructed and/or made available for such use. Thereafter the parking spaces shall be kept available at all times for such parking purposes and shall not be used at any time for the parking/storage of boats, caravans or trailers.

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

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

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

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

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

*

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

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

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

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

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

(a) the provision to be made for the parking and

turning on site of operatives and construction vehicles during construction and fitting out works;

(b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;

c) the provision to be made for any storage of building and other materials on site;

(d) measures to prevent mud from being deposited on the highway;

(e) the programme for construction; and

(f) the protective hoarding/enclosure of the site, including the retention of existing boundary screen planting adjoining neighbouring properties in Randell Close.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

subsequently be approved shall be implemented in full and measures maintained or retained as appropriate thereafter.

Reason:- To ensure that reptiles are protected.

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

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

- 23 Further to the Bat Mitigation Strategy Report submitted to the Local Planning Authority on 10 April 2019, the following bat avoidance and mitigation measures shall be delivered and retained thereafter at all times on site:
- a six integrated bat boxes to be incorporated within the fabric of the buildings;
 - b one stand-alone bat box to be erected before demolition; and
 - c a brown long eared bat roost measuring a minimum of 20m x 4m.

Furthermore, no works on site pursuant to the development hereby permitted shall be undertaken outside November to February; and monitoring surveys of the bat boxes and roost shall be undertaken in years 1, 3 and 5 following the practical completion of the development hereby approved and shall be submitted to the Local Planning Authority.

Reason: To ensure that bat roosts are protected within the proposed development.

- 24 No construction work shall commence at the site pursuant to this planning permission until a Badger Mitigation Strategy has been submitted to, and approved in writing by the Local Planning Authority. The Strategy shall include, inter alia:-

a A badger walkover survey undertaken immediately prior to works commencing on site.

b Details of safety measures to be undertaken to ensure no harm to foraging badgers occurs during the construction period of the development; and

c Details of mitigation measures such as the provision of hedgerows and foraging habitat.

Those details as may be approved shall be

implemented in full and retained for the duration of the construction period of the development hereby approved.

Reason: To ensure badgers are protected during the implementation period of the approved development.

- 25 Further to the Keen Tree Survey & Impact Assessment Report (April 2019) hereby approved, no development shall commence until a site specific Tree Protection Method Statement incorporating measures for the monitoring and arboricultural supervision of works undertaken in proximity to trees and shrubs to be retained, has been submitted to and approved in writing by the Local Planning Authority. The means and measures so approved shall subsequently be implemented in full and retained as appropriate for the duration of works on site in respect of the development hereby approved.

Reason - In the interests of the amenities of the area and occupiers of adjoining residential properties and to ensure the health and stability of trees and shrubs on and adjoining the site to be retained having regard to the requirements of New Rushmoor Local Plan (2014-2032) Policy NE3.

**Application No.
& Date Valid:**

19/00048/FULPP

17th January 2019

Proposal:

Erection of a four storey office building (Use Class B1(a)), a four floor decked car park with associated access and landscaping and alterations to existing site layout at **Proposed Pinehurst 4 Development Site Pinehurst Road Farnborough Hampshire**

Applicant:

Farnborough Business Park Limited

Conditions:

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

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

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

External walls
Roofing materials
Window frames.

Reason - To ensure satisfactory external appearance.*

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

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

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

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

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

Reason - To safeguard the amenities of neighbouring property.*

- 6 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building shall be used only for the purpose of B1a; and for no other purpose, including any other purpose within Class B1, without the prior permission of the Local Planning Authority.

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

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

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

- 8 Prior to first occupation or use of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall

be first submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the practical completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

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

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

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

- 10 The development hereby approved shall not be occupied until the car and cycle parking facilities shown on the approved plans have been completed and made ready for use by the occupiers of the development, those at Pinehurst 1 and 2 and future occupiers of

Pinehurst 3. The car and cycle parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development, existing occupiers at Pinehurst 1 and 2 and future occupiers of Pinehurst 3). *

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

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

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

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

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

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

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

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

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

- 15 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be

reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

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

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

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

Reason - To protect the amenity of neighbouring occupiers.*

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

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

rubbish from the development during the construction period

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

Reason - In the interests of amenity and highway safety.

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

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

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

Reason - to prevent harm to breeding birds.

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

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

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

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

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

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

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

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

- 24 The permission hereby granted shall be carried out in accordance with the following approved drawings - 050_00_PL01, 01_PL01, 02_PL02, 03_Masterplan_PL01, 10_PL01, 11_PL01, 12_PL01, 13_PL01, 14_PL01, 15_PL01, 20_PL01, 21_PL01, 30_PL01, 31_PL01, 32_PL01, 33_PL02, SK_35 and 18409_T rev 0

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

- 25 Prior to occupation of the development hereby approved, a travel plan co-ordinator shall be appointed to monitor travel to and from the facility based on an agreed process and a travel plan, details of which shall be first submitted to, and approved in writing by the Local Planning Authority. The requirements and obligations contained within the Travel Plan shall be implemented and complied with as approved.

Reason - In the interests of preventing undue reliance on the use of the private car.

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 – Pages 20 to 22

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 – Page 22

Section C – Items for DETERMINATION – Pages 23 to 79

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 – Pages 80 to 102

This lists planning applications that have already been determined by the Head of Planning, 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. This 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.
- 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.

Keith Holland
Head of Planning

Background Papers

- *The individual planning application file (reference no. quoted in each case)*
- *Rushmoor Core Strategy (2011)*
- *Rushmoor Local Plan Review (1996-2011)[Saved policies]*
- *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).*
- *Draft Submission Rushmoor Local Plan, June 2017.*

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Section A

Future items for Committee

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

Item	Reference	Description and address
1	18/00225/LBCPP	<p>Soft and hard landscape works within the setting of the Ramsden Garden Wall Memorial.</p> <p>Ramsden Garden Wall Memorial - Montgomery Lines Aldershot, Hampshire</p> <p>Further work is in progress on amendments to this proposal.</p>
2	18/00367/OUTPP	<p>Outline application for the erection of up to 174 units across 8 storeys (plus a semi-underground car park) with associated car parking, cycle parking, open space, landscaping, lighting, drainage and associated infrastructure, engineering and service operations (all matters reserved).</p> <p>Former Police Station, Pinehurst Ave, Farnborough, Hampshire</p> <p>Progress with arrangements to address impact on the Thames Basin Heaths SPA is awaited. The application will be presented to the Development Management committee in due course.</p>
3	19/00213/FULPP	<p>Demolition of existing buildings and erection of a new building part 3 part 4 storey with a mix of 11 dwellings with associated parking, access, cycle and bin provision</p> <p>206 Sycamore Road, Farnborough, Hampshire</p> <p>This application has only recently been received and consultations and neighbour notifications are in progress.</p>

Section B

Petitions

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

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

Case Officer	Chris Jones
Application No.	19/00028/FULPP
Date Valid	11th January 2019
Expiry date of consultations	27th February 2019
Proposal	Removal of existing bus stops with shelters and provision of a revised access to car park from Westmead, together with associated alterations to approved site layout
Address	ASDA Westmead Farnborough Hampshire GU14 7LT
Ward	Empress
Applicant	Mr Steven Roberts - Asda Stores Ltd
Agent	Mr Bradley Wiseman
Recommendation	GRANT

Description

The application relates to the car park of the Asda store and an adjacent section of the public highway containing bus stops and a bus turning area which was constructed as part of the Princes Mead development, of which the Asda store forms part. The design included an emergency access route from the store car park via the bus turning area to Westmead, with a lockable barrier to prevent general use. No planning conditions were imposed to require this entrance/exit to be used for emergency access only. In response to congestion problems on Solartron Road, at the request of the Council, the applicants have opened up the route to general use, with the Council providing appropriate signage.

The current proposal is to make modifications to the bus stop area to formalise the arrangements and to make the entrance and exit more suitable for general use by increasing its width and introducing a two-way traffic lane in the adjacent part of the car park. The existing bus stops would be removed, but a bus turning area would be retained for buses and minibuses. Low-level landscaping would be provided in the central area. Existing pedestrian routes into the site from Westmead would be maintained. It is also proposed to make a number of changes to the parking layout within the store's car park. These include the creation of 7 staff parking bays in an area used for informal parking adjacent to the south-western corner of the building; the removal of a click-and-collect drive-through facility and the creation of 6 new spaces and the removal of three spaces to allow access to new alternative click-and-collect

lockers which were approved under planning reference 18/00789/FULPP.

Consultee Responses

RBC Regeneration Team No Objection.

HCC Highways Development No Objection
Planning

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to units in the Horizon Retail Park, Units A-B and C Princes Mead, Farnborough Business Park, and to the owners or managers of Horizon Retail Park and Farnborough Business Park and to Stagecoach South.

Neighbour comments

An employee of Fluor, writing in a personal capacity, raises no objection in principle to the proposed changes, but comments that the Highway Statement by Sanderson Associates grossly understates the beneficial use that the 'redundant' bus stops provide to people working on the Farnborough Business Park (FBP), especially in inclement weather - with direct benefit to the local economy. He requests that FBP be consulted regarding relocating/replacing the bus shelter to retain this useful facility.

Policy and determining issues

The site is located in the Defined Urban Area and the Farnborough Town Centre as defined on the proposals map of the Rushmoor Local Plan. Policies IN2 and DE1 are considered to be relevant. The main determining issues are considered to be the principle of the development, impact upon visual amenity and parking and transport issues.

Commentary

Principle-

The main access to and from the Asda store car park is via the roundabout at the northern end of Solartron Road. This section of road also provides access to the wider highway network for the B & Q store, for the units in Horizon Retail Park and Solartron Retail Park and for the commercial units in Invincible Road and suffers from congestion at peak times. It is for this reason that the Council asked the applicants to open up the emergency entrance/exit for general use. It is considered that this proposal, together with the proposals set out in application 19/00229/FUL (in respect of the creation of a new vehicular route from Invincible Road to Elles Road, item 6 in this Agenda), would go some way towards addressing these issues. It is therefore considered that the proposal is acceptable in principle, provided that it does not adversely affect visual amenity or the character of the area, provided that highway safety will not be adversely affected, and that adequate car parking for staff and customers would be maintained and adequate facilities are retained for public and non car transport.

Impact upon Visual Amenity and Character of the Area –

It is considered that the proposed alterations to the road layout and the removal of the bus shelters would have little impact upon the general character of the area or visual amenity as these changes would be relatively minor when compared to the size of the car park and adjoining sites.

Highway Safety Issues –

The existing former emergency entrance may be lawfully used to provide general purpose vehicular access to and from the car park to the main carriageway of Westmead. However, the route through this area is not particularly clear, particularly for those unfamiliar with it. It is considered that a continuation of these arrangements in the longer term would not be ideal. The applicants, at the request of Hampshire Highways have submitted a Stage 1 Highway Safety Audit and a Designers Response to the Highway Safety Audit which has demonstrated that the proposed arrangements would be satisfactory. In response to these documents and an amended plan submitted on 13 May 2019, Hampshire Highways have raised no objection to the proposal on Highway Safety grounds.

Parking Provision –

The proposal would result in a small increase in parking spaces on site for customers and staff – 4 additional standard parking bays, 1 additional disabled bay and 1 additional parent and child bay in an acceptable layout. The proposal is considered to be satisfactory in this respect.

Facilities for Alternative Means of Transport –

The existing bus turning area and shelters were previously used by Stagecoach South to provide bus services. The last of these was discontinued in September 2016 and, according to Hampshire County Council's Passenger Transport Team, the company has no plans to reintroduce services in the future. The facility is not currently used by any public bus service provider, but both Farnborough Business Park and Fluor, who occupy a number of units on Farnborough Business Park, provide a private minibus service, which links the Business Park, the Town Centre and the railway stations. These services appear to be well used and it is considered important that the ability to pick up and drop off workers is maintained. In this respect, the proposal as originally submitted showed the complete removal of the bus stop and turning facilities. This was considered to be unacceptable, as it would reduce linkages between Farnborough Business Park and town centre. The applicants were therefore asked to submit an amended layout which retains a bus turning area. This has resulted in the scheme currently under consideration. It is considered that the layout proposed would make satisfactory provision to allow for the continued operation of the private minibus service and would also allow for the reintroduction of a public bus service, should demand arise. Kerbs would be lowered to facilitate this, but no replacement bus shelters are proposed. The suggestion that this should be a requirement of any planning permission is noted, but since there are currently no known proposals to reinstate public bus services in this area, it is considered that it would not be reasonable to make this a condition of any planning permission. Farnborough Business Park was notified of the proposal, but made no representations concerning the removal of the shelters. It should be noted that the Council has powers under the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) to erect passenger shelters on highway land in its administrative area, without the need for planning permission, and so such facilities could be provided at a future date, if deemed appropriate. The proposals would maintain the existing pedestrian routes to and from

Westmead, while the wider and straighter access road would improve access for cyclists to the car park and the cycle route that runs through it.

Conclusion -

The proposal would have no adverse impact upon the character and amenity of the area and would result in a safer and more convenient access to and egress from the car park, whilst maintaining provision for existing minibus services and retaining the opportunity for bus servicing at this point in the future. It is therefore considered that the proposed development accords Policies SS2, SP2, DE1 and IN2 of the Rushmoor Local Plan, 2019.

Full Recommendation

It is recommended that permission be GRANTED subject to the following 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.

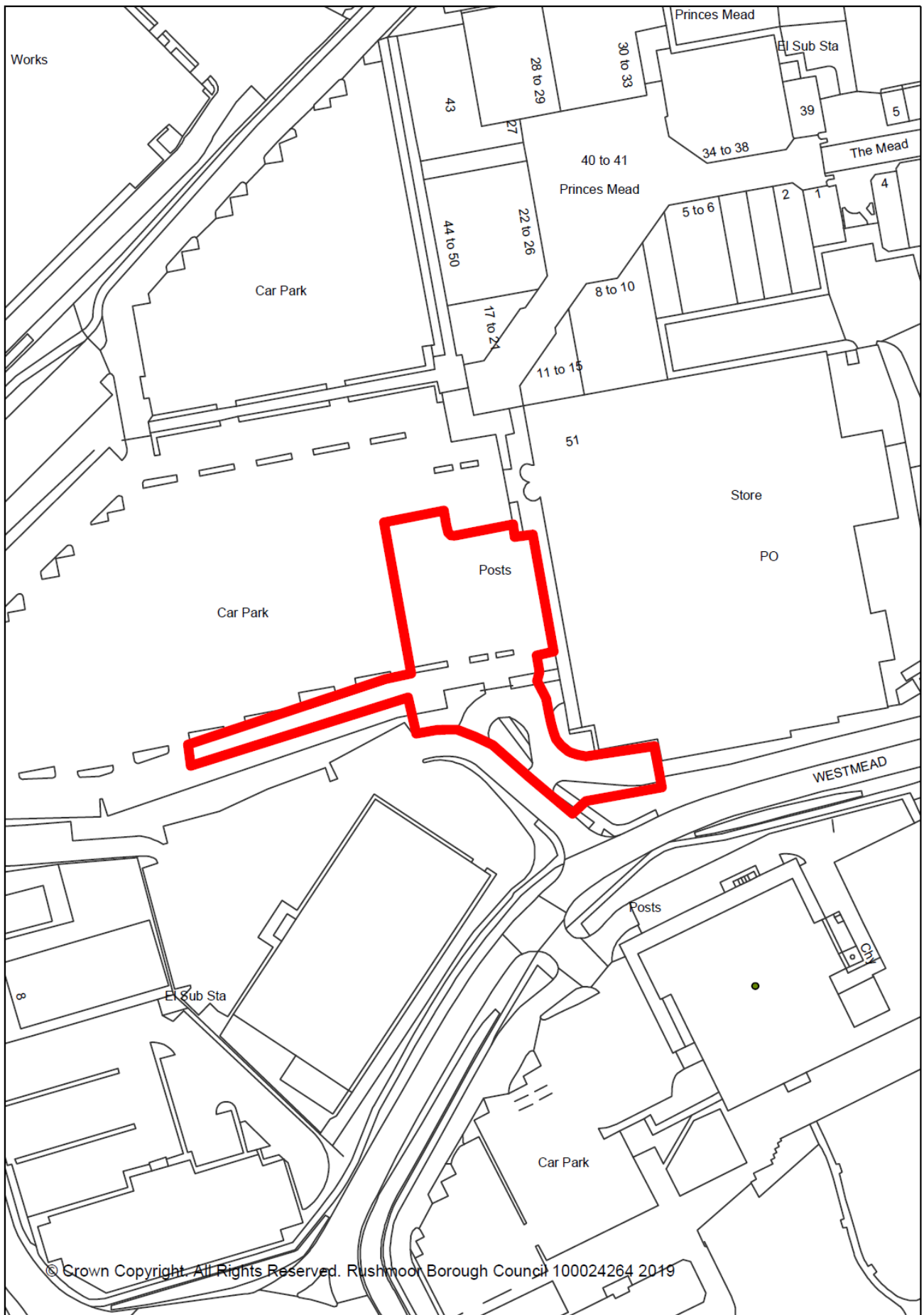
- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: LP01 REV E, BP01 REV A and PL01 REV E.

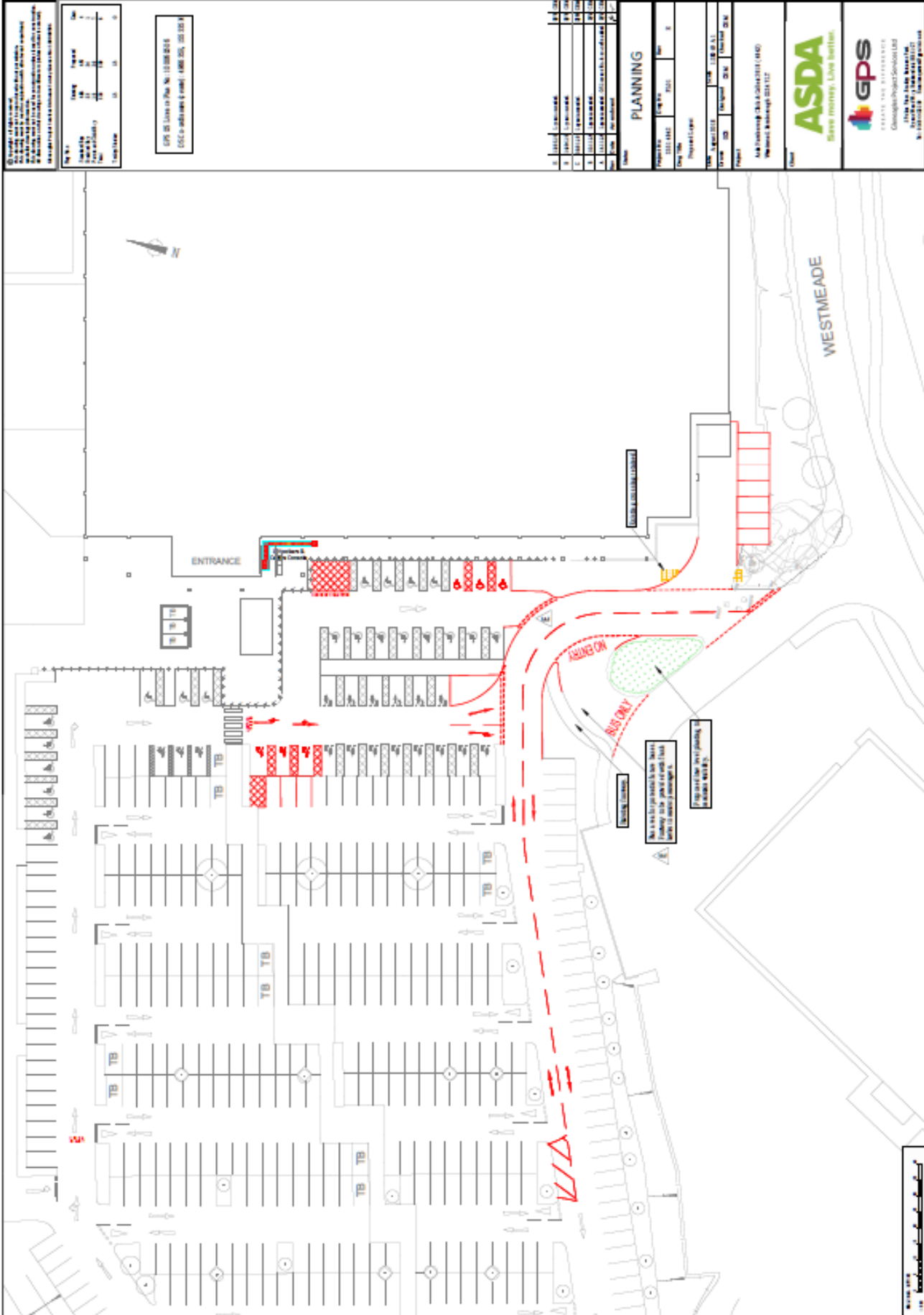
Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because it is considered that the proposal would have no adverse impact upon the character and amenity of the area and would result in a safer and more convenient access to and egress from the car park, whilst maintaining provision for existing minibus services and retaining the opportunity for bus servicing at this point in the future. It is therefore considered that the proposed development accords Policies SS2, SP2, DE1 and IN2 of the Rushmoor Local Plan, 2019. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 **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.





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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.	19/00170/FULPP
Date Valid	18th March 2019
Expiry date of consultations	16th May 2019
Proposal	Change of Use from Use Class A1 (Retail) to Use Class D2 (Children's Soft Play Centre)
Address	61 - 62 Wellington Centre - High Walk, Aldershot Hampshire GU11 1DB
Ward	Wellington
Applicant	London And Cambridge Properties Limited
Agent	Ms Laura Wilkinson
Recommendation	GRANT

Description

The application site is a shop unit on the High Walk level of the Wellington Centre in between WH Smith and New Look with an area of approximately 195sqm. It was previously occupied by a branch of Superdrug. At the time of the planning officer's site visit on 2 April 2019 the proposed use had commenced.

The application is seeking planning permission for a change of use from a retail unit (Use Class A1) to a children's soft play centre (Use Class D2). A supporting statement submitted with the application states that the premises has a maximum capacity of 50 children and 30 parents at one time and has proposed hours of operation of 9.00am to 5.30pm Monday to Saturdays and 10.00am to 4.00pm Sundays and public holidays. Equipment includes movable soft play equipment, a soft play climbing frame with a height of no more than 2.5m and a reception desk. There will be between 2 to 3 staff on site at one time.

A planning and marketing statement and indicative floor layout plan have been submitted with the application.

Consultee Responses

Environmental Health	No objection
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RBC Property Services	No comments received
Planning Policy	On balance the proposal meets the policy objectives of the Aldershot Town Centre and Primary Shopping Frontages policies in the Local Plan and subject to satisfactory evidence of marketing and a restrictive use condition there is no objection
RBC Regeneration Team	No comments received

Neighbours notified

In addition to posting a site notice and press advertisement, 29 individual letters of notification were sent to adjoining and nearby premises.

Neighbour comments

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

Policy and determining issues

The whole of the Wellington Centre is identified as being within the primary shopping frontage of Aldershot Town Centre where Policies SP1 (Aldershot Town Centre) and SP1.1 (Primary frontages in Aldershot Town Centre) of the Rushmoor Local Plan (2014-2032) are specifically relevant. Other relevant policies include SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment) and DE8 (Indoor and Built Sport and Recreation Facilities).

Also relevant are the Council's adopted Supplementary Planning Documents (SPDs) "Aldershot Town Centre Prospectus" (2016), "Car and Cycle Parking Standards" (2017) and "Shopfront Design Guide" (2015).

The main determining issues are the principle of development, the impact on the appearance and character of the site and surrounding area, the impact on adjoining and nearby properties, parking and highways considerations and access for people with disabilities.

Commentary

Principle of the development

The site is located in the Primary Shopping Frontage as designated by Policy SP1.1 of the Rushmoor Local Plan which states that development in a primary shopping frontage will be permitted where:

- *It maintains and enhances the Centre's vitality and viability*
- *It is for a use falling within Class A1, A2, A3, A4 or A5 and retains an active frontage*
- *In each frontage a change of use from A1 will not result in the number of non-A1 units exceeding 30% unless the A1 use is considered to be no longer viable and there is evidence of effective marking for a period of at least 12 months*
- *It would not result in the loss of an A1 unit frontage on a visually prominent site*

The policy does not encompass any use outside classes A1, A2, A3, A4 or A5 in this location and the proposal is therefore contrary to the policy. A soft play centre falls within the D2 Use Class.

Whilst the proposal results in the loss of a retail unit the use creates an active frontage, attracts footfall for other retailers and enhances and maintains the viability and vitality of the town centre. The Council's Authority Monitoring Report identifies that, as of January 2019 the proportion of non-A1 uses and vacant uses in the Wellington Centre is 13%, with the whole of the High Walk in A1 use apart from the application site. A condition restricting the use to a Children's Soft Play Centre and no other use within the D2 Use Class, or A1 retail, could be imposed in the event of permission being granted.

It is considered that the proposal accords with the objectives of Policy SP1 (Aldershot Town Centre) and the Aldershot Town Centre Prospectus SPD to create a family-focused town centre with a robust retail core.

The unit has been marketed since 2015 when the previous tenants 'Superdrug' gave notice. The campaign comprised boards in the town centre and particulars posted on-line and brochures to local agents and retailers covering all market sectors. There has been one expression of interest in an A1 use where the prospective tenant reviewed the town centre and decided against setting up, even on advantageous terms. The marketing statement highlights problems of recent years due to changing market conditions and consumer demand patterns, and Aldershot suffering from the closing of 'Marks and Spencers' in Union Street and other well-known retailers leaving.

Paragraph 85 of the NPPF (2018) requires that local planning authorities promote the long-term viability of town centres by allowing them to grow and diversify in a way that can respond to rapid changes in the retail industry. The issues relating to the traditional high street are well known particularly the significant increase in on-line sales and it is considered that this proposal, where the tenants are well known to the management company as they previously occupied a small area outside the former 'Mothercare', is an acceptable response to generate more demand in the other retail units.

On balance therefore, it is considered that the principle of the change of use in this location is acceptable. Whilst partly contrary to Policy SP1.1 (Primary Shopping Frontages) which restricts uses to A1-A5, the proposed use would maintain the vitality of the town centre and create an active frontage which would not threaten existing retail uses. Evidence has been submitted to demonstrate that the unit has been marketed to all market sectors since 2015. As the scheme is consistent with the overall policy objectives for the town centre evidenced in the relevant policies of the Rushmoor Local Plan and the Aldershot Town Centre Prospectus SPD and is consistent with the retail policy in the NPPF (2018), the development in this case is considered acceptable.

Impact on appearance and character of the site and surrounding area

The fully glazed shop front, consistent with the other units in the Wellington Centre, has been retained and white PCV panels have been installed in the fascia sign area in order to cover up views of the suspended ceiling through the glazing. The soft play equipment has an acceptable visual impact. Signage comprising internal vinyl stickers does not require advertisement consent under the Town and Country Planning (Advertisement) Regulations as it is in enclosed

land. The proposal accords with Policy DE1 (Design in the Built Environment) of the Rushmoor Local Plan and the Shop Front Design Guide SPD.

Impact on amenities of adjoining and nearby properties

The Council's Environmental Health Officer has reviewed the application and has no objection to the proposal based on the information submitted with the application. There are currently no residential uses within proximity of the unit or current or extant planning applications for nearby residential uses.

If noise issues were to arise, this would be a matter to be resolved by the centre management. In planning terms, it is considered that any effect is unlikely to have an unacceptable impact on neighbours.

Parking and highway safety

The site is in an accessible town centre position served by public car parks. The proposed change of use is acceptable in highway terms. There is no requirement to increase the number of existing spaces for the change of use and impact on parking and highway safety is considered acceptable.

Access for people with disabilities

This is a matter that would be given specific and detailed consideration under the Building Regulations. Nevertheless, the proposed play centre retains an existing fully accessible pedestrian entrance from the Wellington Centre mall.

Conclusion

The proposed change of use is considered to be acceptable in principle, to have an acceptable visual impact upon the character and appearance of the area, is not considered to impact upon the amenities of the occupiers of adjoining and nearby properties and would have an acceptable impact on highways and parking. Adequate provision for people with disabilities would be made. The proposals are therefore considered acceptable having regard to Rushmoor Local Plan Policies SS2, SP1, SP1.1, DE1, DE8 and IN2, the relevant provisions of the NPPF (2018) and the Aldershot Town Centre Prospectus SPD and Shop Front Design Guide SPD.

Full Recommendation

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

- 1 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the unit shall be used only for the purpose of a Children's Soft Play Centre or A1 Retail Use and for no other purpose, including any other purposes within Class D2..

Reason - To protect the viability and vitality of the Primary Shopping Frontage and Aldershot Town Centre, the amenities of neighbouring properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

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

Location Plan scale 1:1250

Floor Plan 16-04-05

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

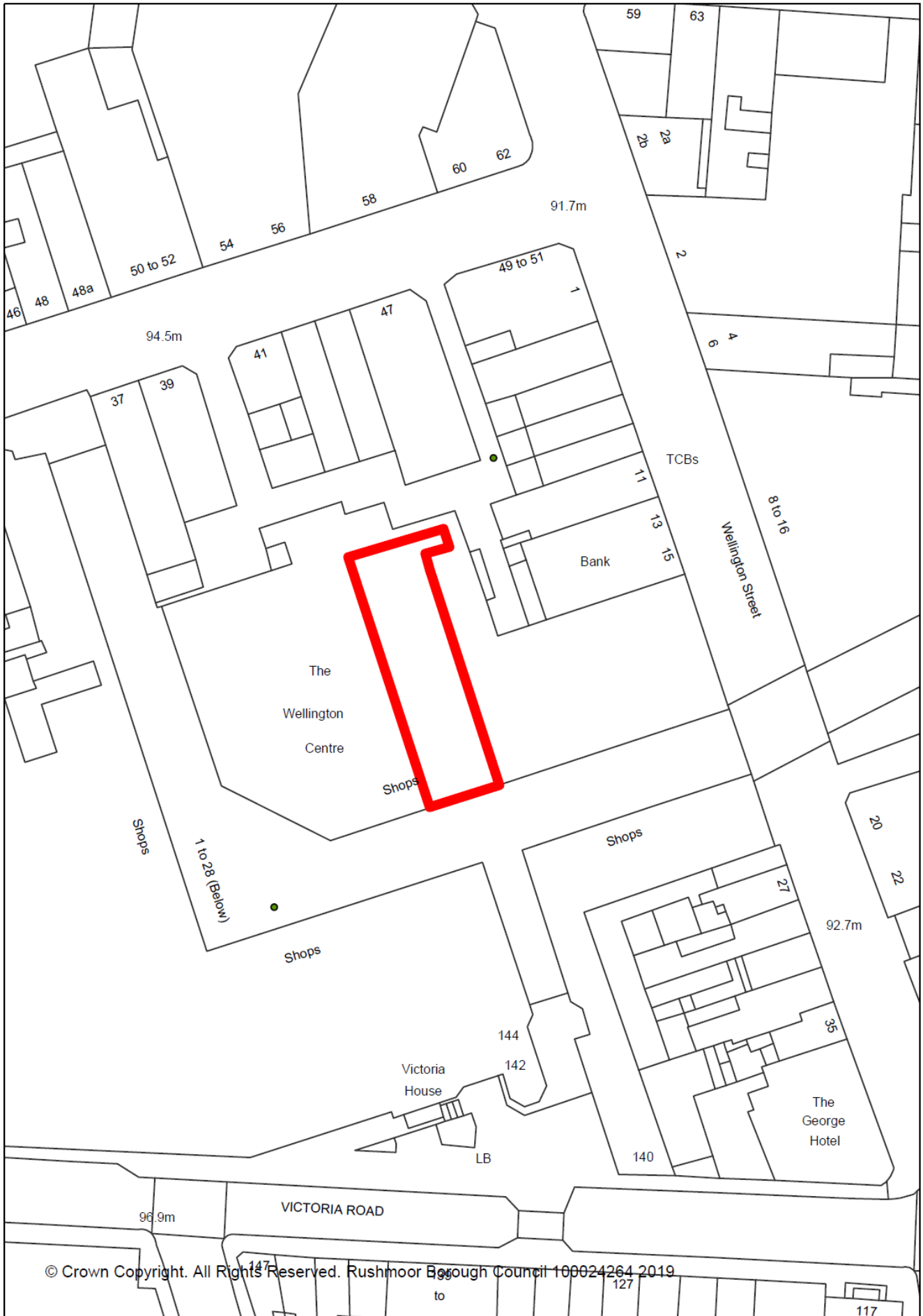
- 3 The premises shall not be used outside the following times:

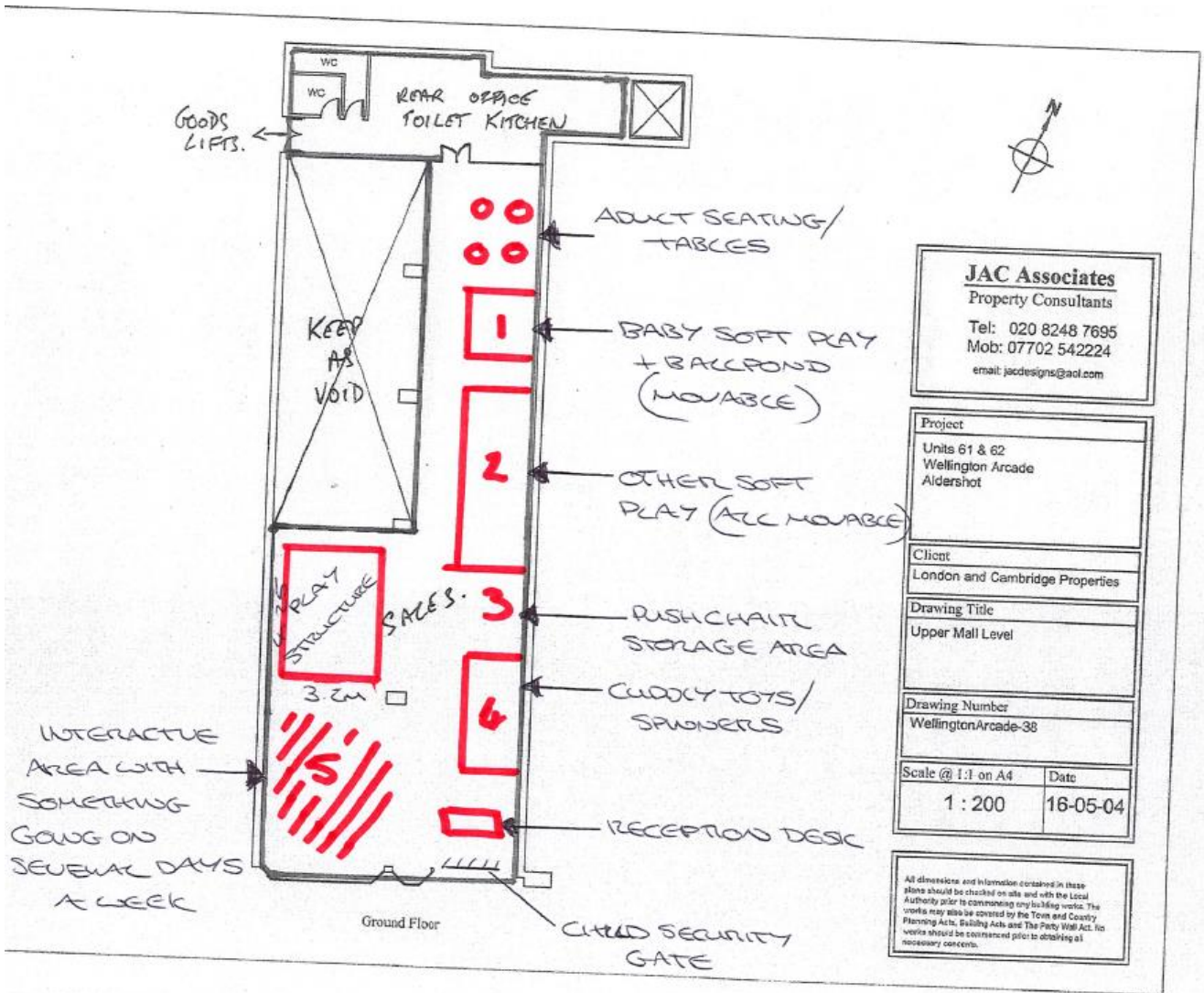
9.00am to 5.30pm Mondays to Saturdays, and
10.00am to 4.00pm on Sundays and Bank Holidays.

Reason - To safeguard the amenities of neighbouring occupiers.

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 The proposed change of use is considered on balance to be acceptable in principle, would have an acceptable visual impact upon the character and appearance of the area, is not considered to impact upon the amenities of the occupiers of adjoining and nearby properties and would have an acceptable impact on highway and parking considerations. Adequate provision for people with disabilities would be made. The proposals are therefore considered acceptable having regard to Rushmoor Local Plan Policies SS2, SP1, SP1.1, DE1 and IN2 and DE8, the NPPF (2018) and the Aldershot Town Centre Prospectus SPD and Shop Front Design Guide SPD.





JAC Associates
 Property Consultants
 Tel: 020 8248 7695
 Mob: 07702 542224
 email: jacdesigns@aol.com

Project
 Units 61 & 62
 Wellington Arcade
 Aldershot

Client
 London and Cambridge Properties

Drawing Title
 Upper Mall Level

Drawing Number
 WellingtonArcade-38

Scale @ 1:1 on A4	Date
1 : 200	16-05-04

All dimensions and information contained in these plans should be checked on site and with the Local Authority prior to commencing any building work. The works may also be covered by the Town and Country Planning Act, Building Act and The Party Wall Act. No work should be commenced prior to obtaining all necessary consents.

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

Case Officer David Stevens

Application No. 19/00229/FUL

Date Valid 16th April 2019

Expiry date of
consultations 8th May 2019

Proposal Construction of new access road across part of existing car park area at No.17 Invincible Road to link with Elles Road at a new road junction with highway signage, extension to central reservation and white-lining, re-arrangement of parking layout and vehicular access to the reduced curtilage of No.17 Invincible Road, and creation of additional parking area to south side of No.17 Invincible Road

Address **17 Invincible Road Farnborough**

Ward Empress

Applicant Rushmoor Borough Council

Agent Mr Ammar Ahmed, RBC

Recommendation **GRANT**

Description

No.17 Invincible Road is a commercial unit partially occupied by a Magnet Kitchens showroom adjoining the boundary of the Invincible Road Industrial Estate with Elles Road. The other current occupier of part of this building is Tancia Ltd. To the north-east is the Think Ford car dealership site, which fronts Elles Road on the approach to the Sulzers Roundabout. No.17 Invincible Road is located between other industrial units within the Estate.

The application site relates to a 6 metre wide strip of the existing concrete-surfaced car park of No.17 Invincible Road leading from the adjacent cul-de-sac spur end of Invincible Road that also serves the main entrance into the adjacent Think Ford car dealership. This strip of land extends beyond the car park across the grassed amenity verge and combined pedestrian/cycleway to the edge of Elles Road. At this point Elles Road is a dual carriageway divided by a central reservation. The application site also incorporates part of an existing grassed area within the 17 Invincible Road plot and the boundary with Elles Road.

The proposal is for the formation of a new section of road to link Invincible Road with Elles

Road at a conventional 'T'-Junction. This junction would not be signalised and would only allow left-turning into the new road from the east-bound carriageways of Elles Road; or left-turns out of the new road onto the same carriageway of Elles Road. Right-turns out of or into the new road into Elles Road would be prohibited. The central reservation of Elles Road would be extended further to the west of the proposed new junction to prevent right-turn manoeuvres and discourage 'U'-turning around the end of the central reservation.

The new road link and junction is proposed to alleviate traffic congestion and queuing on Solartron Road and at the junction of Invincible Road and Solartron Road by providing an alternative inlet/outlet from the Industrial Estate.

The proposed new road junction would continue to demarcate the line of the Elles Road combined pedestrian/cycleway across the junction, which would have priority over traffic entering or leaving the new road as a result of the provision of 'Give-Way' white lining. The road link would also provide a section of pavement on the west side into which new vehicular entrances for the Magnet and Tancia Units would be formed. In this way, both Units would retain service bays and on-site parking. Elles Road would be subject to some changes to white-lining and signage; and a splitter island provided to separate the 'In' and 'Out' lanes at the new junction. The east-bound carriageway of Elles Road would be narrowed to a single lane only, with the current nearside lane converted into a deceleration or acceleration slip-lane to serve the new junction.

An additional area of parking (8 spaces) would be formed with a grasscrete surface to the side of the Magnet unit between the building and Elles Road. This would necessitate moving the boundary fence out approximately 1 metre onto the adjoining grassed verge. There are a small number of semi-mature ornamental trees planted on the Elles Road verge, of which two would have to be removed to make way for the new junction and additional parking spaces. Some replacement tree planting and landscaping is indicated.

Consultee Responses

RBC Regeneration Team No response received yet.

Arboricultural Officer No objections subject to conditions.

Parks Development Officer No objections.

HCC Highways Development Planning More information required concerning sight-lines, traffic flows and footway/cycleway crossing of proposed junction.

Environmental Health No objections.

Neighbours notified

In addition to posting a site notice and press advertisement, 20 individual letters of notification were sent to properties in Invincible Road and Elles Road, including all properties adjoining the application site.

Neighbour comments

No comments have been received from neighbouring properties, however the following representations have been received as a result of the wider application publicity:-

- 59 Highgate Lane Support : Whilst the development of the access road is warranted for an area increasingly congested by motor traffic, the design of the new junction with clear priority for cyclists and pedestrians is a real benefit to an already useful SUP from the Elles Rd roundabout up to Sulzers roundabout, Moreover, it's an important design shift towards making walking and cycling in Rushmoor easy, safe and enjoyable.
- 102 Reading Road Support : I am largely supportive of these plans because they are not to the detriment of those wishing to ride a bike or walk. Cycle riders and pedestrians will have priority when travelling along Elles Road. We need more of this style of infrastructure in Rushmoor that gives priority to riders and pedestrians at side roads.
- 55 Newfield Avenue Objection : I work on Invincible Road and whilst I support the idea of another exit off of Invincible Road, making it only one way to exit would create more chaos. Nowadays drivers are quite selfish, especially in the morning and evenings about letting other vehicles join from a side road. If the exit on to Elles Road was both right and left with traffic lights controlling the traffic this would I believe help traffic move more freely and alleviate the congestion.

Policy and determining issues

The Invincible Road Industrial Estate is defined as a strategic employment site and Elles Road is identified as a 'green corridor'. On 21 February 2019, the New Rushmoor Local Plan 2014-2032 was adopted by the Council as the new replacement component of the Development Plan for the area. As a result, policies in the Rushmoor Core Strategy and saved old Local Plan policies have been superseded. In this respect New Rushmoor Local Plan Policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), PC1 (Economic Growth & Investment), PC2 (Strategic Employment Sites), DE1 (Design in the Built Environment), NE2 (Green Infrastructure – including 'green corridors'), NE3 (Trees & Landscaping) and IN2 (Transport) are relevant to the consideration of the current application.

Also relevant is the Council's adopted Supplementary Planning Documents (SPDs) 'Parking Standards' (December 2017). Since this document 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) is also relevant.

The main determining issues are considered to be the principle of the proposals, visual impact upon the character and appearance of the area, impact on neighbours, and highways considerations.

Commentary

1. Principle –

Adopted New Rushmoor Local Plan Policy PC2 states that small-scale changes of use or re-development to non-B-Class uses will be supported where they would provide complementary use(s) that are not detrimental to the function and operation of a Strategic Employment Site. In this case, the proposals result in the use of a small piece of land within the Industrial Estate to improve vehicular accessibility to and from the Estate. Since the only vehicular route in and out of the Estate is currently via the roundabout junction with Solartron Road, which is frequently congested, it is not unusual for queuing to take place on these roads at busy times, thereby having a negative impact upon the operation of businesses within the Estate. The proposed new road link and junction with Elles Road would provide an alternative inlet and outlet from Invincible Road that would help alleviate congestion at busier times, making a positive contribution to the function and operation of the Estate. It is therefore considered that the proposal is to be welcomed and is acceptable in principle.

2. Visual Impact –

The location of the proposed new access and road link is readily visible. Elles Road is a busy arterial road and part of the strategic road network in Farnborough : it is a road used by many hundreds of people daily. The adjoining pedestrian and cycleway is also well used by the public. It is not considered that the construction of the proposed new road link would have any material and harmful visual impact upon the character and appearance of the Industrial estate as a whole. The Estate contains much existing development of utilitarian appearance and the proposed works to create the new road link would involve relatively limited works to build-up a new roadway and pavements across an existing car park area.

The proposal would have some visual impact upon the character and appearance of Elles Road and the Elles Road 'green corridor'. It would necessitate the loss of two young trees planted along the amenity verge margin of Elles Road where the proposed road link would emerge; and would also result in the opening up of a less obstructed view into the Industrial Estate from Elles Road at this point. New Rushmoor Local Plan (2014-2032) Policy NE2 states that "*Development proposals within or adjoining green corridors.....will be expected to enhance their landscape and amenity value*". Policy NE3 indicates that the Council "*will not permit development which would affect adversely existing trees worthy of retention, particularly those subject to Tree Preservation Orders...*" Additionally, "*New development will be expected to make provision for tree and general planting in appropriate situations....*" Neither of the trees to be lost are the subject of a Tree Preservation Order, the application indicates that replacement tree planting would be undertaken, tree protection measures to protect those trees to be retained can be secured by conditions, and it is also considered appropriate to require the provision of some additional landscape planting. It is considered that the proposals would be consistent with the requirements of adopted policy.

Although the proposed additional car parking adjoining the Magnet Kitchens showroom would result in the incursion of the parking spaces onto the existing amenity verge, this aspect of the proposals would not involve the loss of existing trees and the extent of the land lost from the verge would not be readily discernible. Furthermore, it is also considered that the provision of some landscape planting to be required by condition would soften the visual appearance of the proposals.

The proposals have been submitted by the Council and involve land over which the Council

has ownership and control. The Council's Arboricultural and Parks Development (the trees are located on amenity land owned and maintained by the Council) Officers both raise no objections to the proposals.

The relatively minor visual impacts upon the Elles Road street scene and 'green corridor' would be adequately offset by provision of some new planting and the alleviation of traffic congestion and queueing on Invincible Road and Solartron Road. It is therefore considered that the proposals are acceptable in visual terms.

3. Impact Upon Neighbours –

All of the adjacent properties to the application site are commercial. The proposals are intended to improve vehicular access for the entire Industrial Estate, thereby improving the operating conditions of all businesses operating therein. No objections have been raised by commercial operators within the estate or occupiers of any premises immediately adjoining or close to the proposed works. Both the Magnet and Tancia units would retain adequate on-site parking and servicing arrangements as a result of the proposals. It is considered that there would be no material and harmful impacts on neighbours arising from the proposals.

4. Highways Considerations –

The Highway Authority (Hampshire County Council) has been consulted in respect of the application. They would be responsible for the consideration and approval of the details of the design and construction of the proposed new road junction separately under Highways legislation. As a result, it is neither necessary nor appropriate for the consideration of the current planning application to be concerned with the details of the proposed works and junction design. At the time of writing this report, the Highway Authority has informally indicated that they are content with the proposals in principle. They have, however, raised a number of queries concerning the detailed design of the proposals in respect of the dimensions of the sight-lines, projected traffic flows, and the pedestrian and cycleway crossing of the junction. There is no reason to believe that these matters cannot be resolved satisfactorily; or that the proposed new vehicular access would function in any way that would be detrimental to the safety and convenience of highway users. An update will be provided to Members at the meeting in respect of the Highway Authority consultation response.

It is considered that the existing Magnet and Tancia Units would retain adequate on-site parking as a result of the proposals.

Whilst one objection has been raised to the proposals on the ground that the proposed road junction should be designed to operate all ways (i.e. incorporating both right- and left-turn movements) the Council must consider the proposals as submitted on their relevant planning merits. The Highway Authority has indicated that they consider the proposals to be acceptable in highway terms, subject to confirmation of some details.

Ultimately the purpose of the proposed new road link and junction is to reduce traffic congestion on nearby roads to benefit the safety and convenience of highway users.

Conclusions –

It is considered that the proposals are to be welcomed and that they would be acceptable in principle, visual and highways terms. Furthermore, the proposals would have no material and

harmful impacts on neighbours. The proposals are considered to be acceptable having regard to adopted New Rushmoor Local Plan (2014-2032) Policies PC1, PC2, DE1, NE2, NE3 and IN2.

Full Recommendation

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

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - Drawing numbers: 001, 001 Site Block, 007 Visibility Splay, 008, 1001 Section A, 1001 Section B, 1001 Section C, 1001 Section D; and Design & Access Statement.

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

- 3 The proposed works shall be undertaken entirely in accordance with the following tree protection measures :-

- (a) No machinery shall be used anywhere within the root protection area of any tree to be retained;
- (b) No material shall be piled-up/stored and no building materials, plant or equipment shall be stored within the identified root protection area;
- (c) All post holes and/or excavation of ground to be dug within the identified root protection area of any tree to be retained shall be dug with hand tools only;
- (d) Should any roots in excess of 25mm in diameter be encountered when a post hole is being dug, the post hole shall be re-positioned to avoid and retain intact any tree roots of in excess of 25mm in diameter; and
- (e) Concrete contamination of the root protection area shall be avoided by lining all post holes within the root protection area of any tree to be retained with polythene.

Reason - To protect the amenity value of trees to be retained with the development hereby permitted in the interests of the amenities of the area.

- 4 Notwithstanding the indications of replacement planting shown on the plans hereby approved, prior to first use of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity having regard to the 'green corridor' position of the proposed development. *

- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the

buildings or the practical completion of the development, whichever is the sooner and shall be so retained.

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

- 6 The development hereby approved shall not brought into use until the modified and additional on-site parking and servicing/turning facilities shown on the approved plans to be provided for use by the occupiers of, and visitors to, the units at No.17 Invincible Road have been marked out and made available in accordance with the approved plans. The parking and servicing facilities shall be retained solely for their intended purposes at all times thereafter. *

Reason - To ensure the provision and availability of adequate off-street parking and servicing for the premises at No.17 Invincible Road.

Informatives

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

It is considered that the proposals are to be welcomed in alleviating traffic congestion on Invincible Road and Solarton Road; and that they would be acceptable in principle, visual and highways terms. Furthermore, the proposals would have no material and harmful impacts on neighbours. The proposals are considered to be acceptable having regard to adopted New Rushmoor Local Plan (2014-2032) Policies PC1, PC2, DE1, NE2, NE3 and IN2.

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

- 2 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require either the submission and approval of details, information, drawings etc.by the Local Planning Authority **BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT** or, require works to be carried out **BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING.**

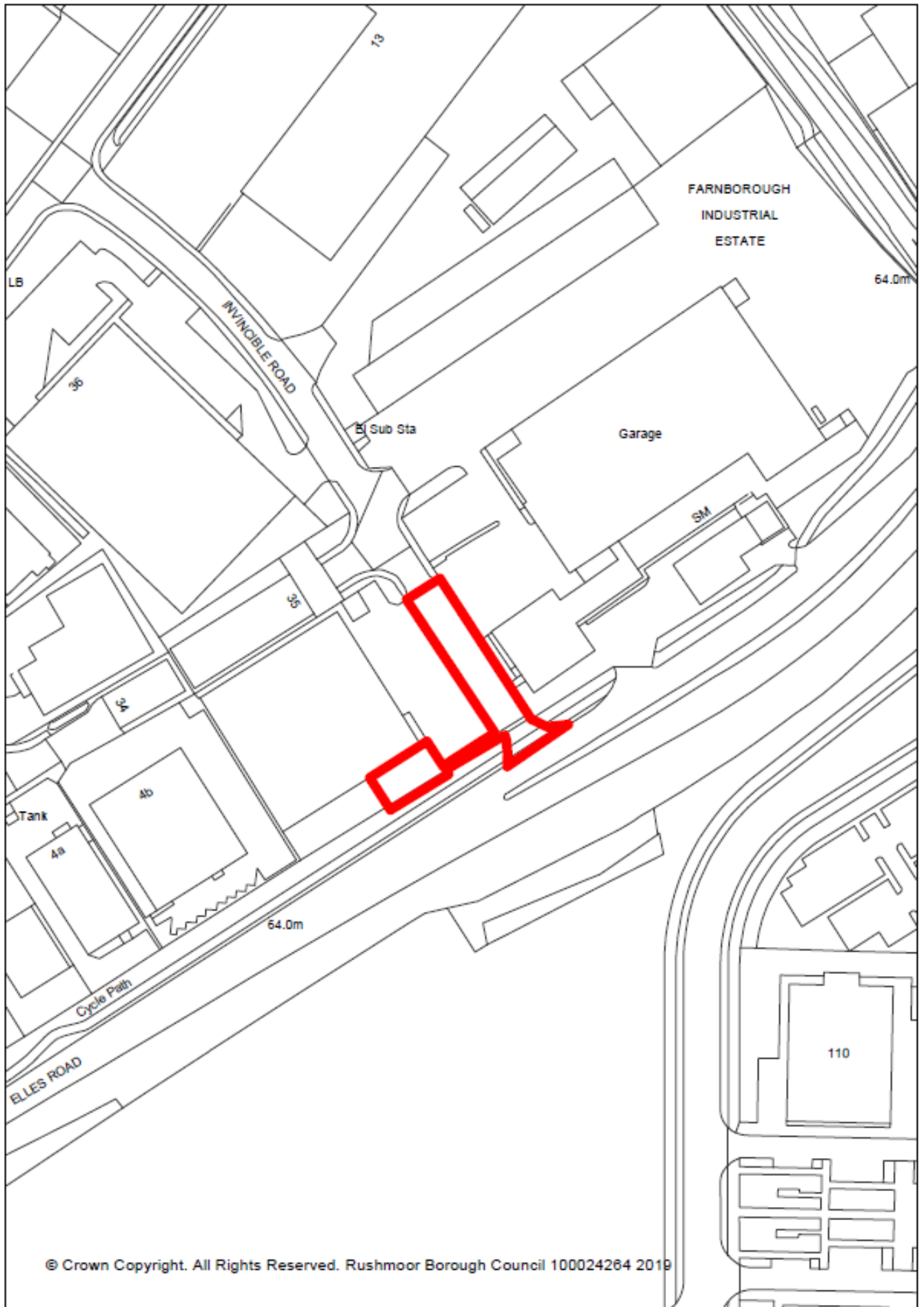
Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION.**

The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.

- 3 INFORMATIVE - The 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.

- 4 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.

- 5 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.







Pedestrian count

File	North	South	Feet
00000	1	1	2
00001	1	1	2
00002	1	1	2
00003	1	1	2
00004	1	1	2
00005	1	1	2
00006	1	1	2
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00010	1	1	2
00011	1	1	2
00012	1	1	2
00013	1	1	2
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Notes

All drawings are to be read in conjunction with the contract documents.
The quantities are approximate and subject to change.



RUSHMOOR BOROUGH COUNCIL
Ground Office / Parkway / Farnborough
Hampshire, GU14 7JY

RELIEF ROAD INVINCIBLE ROAD

SITE BLOCK

00.1

Traffic count

Year	Light Traffic (Per Hour)	Heavy Traffic (Per Hour)
2010	100	100
2011	100	100
2012	100	100
2013	100	100
2014	100	100
2015	100	100
2016	100	100
2017	100	100
2018	100	100
2019	100	100
2020	100	100
2021	100	100
2022	100	100
2023	100	100
2024	100	100
2025	100	100
2026	100	100
2027	100	100
2028	100	100
2029	100	100
2030	100	100

Year	Light Traffic (Per Hour)	Heavy Traffic (Per Hour)
2010	100	100
2011	100	100
2012	100	100
2013	100	100
2014	100	100
2015	100	100
2016	100	100
2017	100	100
2018	100	100
2019	100	100
2020	100	100
2021	100	100
2022	100	100
2023	100	100
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2025	100	100
2026	100	100
2027	100	100
2028	100	100
2029	100	100
2030	100	100

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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	Sarita Bishop
Application No.	19/00260/FUL
Date Valid	17th April 2019
Expiry date of consultations	8th May 2019
Proposal	Creation of new car park with associated works
Address	Proposed Car Park Site Kennels Lane Farnborough Hampshire
Ward	Cove And Southwood
Applicant	Rushmoor Borough Council
Agent	Mr Ammar Ahmed
Recommendation	GRANT

Description

The site is located on the north east side of Kennels Lane. It is a component part of the former Southwood golf course. It comprises a raised tee and part of the tree lined fairway. Southwood Woodland Suitable Alternative Green Space lies to the west/north west of the site. The remainder of the former golf course lies to the north and north east. An area of woodland lies to the south which separates this part of Kennels Lane from the new Ively Road. A data centre complex within Hart lies beyond. The closest residential properties within Rushmoor are at 1 and 2 Kennels Lane, 150 metres to the north of the site. The closest residential properties to the site within Hart are 128 and 130 Ively Road, 150 metres to the south east. There are two single track access roads which run parallel with the western boundary. One serves 1 and 2 Kennels Lane and one was a maintenance access route for the golf course. Both have access onto Kennels Lane which is a cul de sac. Trees which line the access road to 1 and 2 Kennels Lane are subject to Tree Preservation Order 250. There are no formal access arrangements currently in place across the site or the former golf course. However, at time of the site visit for this application, following the closure of the golf course members of the public are using the former golf course for informal recreation including dog walking.

Background and relevant planning history

One of the Council's key priorities is to help deliver the regeneration of the Borough's town centres, whilst at the same time providing new housing to meet existing and future needs. The

Rushmoor Local Plan guides the scale, type and location of such development in the Borough. To deliver the housing target in the Local Plan, mitigation must be provided to offset the potential recreational impact on the Thames Basin Heaths Special Protection Area arising from new homes.

One element of the mitigation required is Suitable Alternative Green Space (SANG) which must be newly accessible areas of open space where the public can pursue informal recreational activities that are free of charge. The aim of SANG is to dissuade residents from using the heathland with its protected plants and wildlife.

In December 2017 Cabinet resolved to close Southwood golf course at the end of the contract period to provide SANG. In 2018 the operators went into voluntary liquidation prior to the end of their contract. The golf course closed and the site transferred back to the Council.

The Council has been working with Natural England to bring forward plans to convert the site to parkland and identify complementary additional uses for the site. To enable the SANG to open as soon as practicable a phased approach has been adopted. The initial phase is on the area of the former golf course to the west of Ively Road.

For the first phase of development Natural England has confirmed that the following are required

- 2.4km circular walking route
- fencing along the boundary with Ively Road (approximately 160 metres)
- interim signage to explain the purpose of the SANG and its ecological/recreational value
- car parking and
- an interim management plan to guide the continued implementation of the SANG to deliver its full capacity

It is noted that as the golf course site is a recreation use, planning permission is not required for the use of the land as public open space.

In July 2018 Hart District Council granted planning permission for a hybrid planning application (part full, part outline) for a residential-led mixed use redevelopment comprising:

1. Outline Planning Application with means of access (in part) to be determined (all other matters reserved for subsequent approval), for the erection of up to 1,500 dwellings (Use Class C3); a local centre including residential (Use Class C3 within the up to 1,500 dwellings) and up to 2,655m² (GEA) of retail, commercial and/or community floorspace (Use Classes A1 to A5, B1, D1 and D2); a primary school (Use Class D1); drainage works including balancing ponds; on and off-site SANG mitigation; creation of landscaping, open space and ecological habitats; car and cycle parking; demolition of existing buildings; site clearance; earthworks; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works.

2. Full Planning Application for the erection of 181 dwellings (Use Class C3); access; drainage works including balancing ponds; creation of landscaping, open space and ecological habitats; car and cycle parking; earthworks; demolition of existing buildings; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works on land at Hartland Park Bramshot Lane Fleet (to be known as Hartland Village).

It is noted that Rushmoor objected to the consultation received from Hart for this application in

September 2017.

In January 2018 Hart granted planning permission for land at Kennels Lane for the change of use of land to provide a Suitable Alternative Natural Greenspace (SANG) including: access; car parking; fencing; pathways; landscaping; earthworks; and all other ancillary and enabling works. The supporting documentation with this application indicated that the proposed SANG will be used to mitigate the increased recreational pressure arising from up to 1500 new dwellings proposed as part of the Hartland Park redevelopment.

Part of that site is located within Rushmoor. The corresponding planning application was considered by the Development Management committee held on 13 September 2017 with planning permission being granted on 14 September 2017.

The current proposal seeks the creation of a new car park which consists of two areas. The main car park comprises 31 spaces including 2 for disabled use, two 5 metre high lighting columns, 4 timber lighting bollards located in each corner of the main car park site and 6 Sheffield style cycle stands. An overflow car park is also proposed, separated from the main car park by 6 drop bollards. Two curved bunds are proposed to enclose the overflow car park to the north east and south east boundaries, each some 28 metres in length, 1.5 - 2.5 metres in width and 1 metre in height. Minor regrading of part of the main car park is also proposed. The main car park would be surfaced in a combination of stabilised gravel and reinforced grass infill. The overflow car park would be surfaced in turf mesh. A new vehicular entrance is proposed from the existing maintenance access with three planters to control access into the car park. A height restriction barrier of just over two metres is proposed at the junction of the maintenance access track with Kennels Lane, with alterations to the visibility splays. A metre high galvanised steel gate is also proposed. The proposal will result in the removal of Scots Pine on the edge of the fairway, part of a small group of Birch and Sweet Chestnut and Oaks to facilitate the development and proposed access arrangements.

The application is accompanied by a Design and Access statement, an Arboricultural Impact Assessment and BS5837 Tree Survey, a Phase 1 Habitat Survey, a species surveys and assessment 2018-19 interim report and a ground level tree survey for bats.

Consultee Responses

HCC Highways Development Planning	raises no objection subject to conditions
Ecologist Officer	raises no objection subject to conditions.
Environmental Health	raises no objection to the proposal.
Environment Agency	does not wish to be consulted on this development.
Natural England	raises no objection to the proposal.
Planning Policy	raises no objection to the proposal.
Arboricultural Officer	raises no objection subject to conditions
Hart District Council	raises no objection to the proposal.

Neighbours notified

In addition to posting a site notice on Kennels Lane, individual letters of notification were sent to 1 and 2 Kennels Lane, Qinetiq Cody Technology Park, 128 and 130 Ively Road, Ark Data Centres based in Corsham, St Edward Homes (developer of Hartland Park), Hartland Village Fleet.

Neighbour comments

One letter of representation has been received from 21 Comfrey Close in respect of this proposal making the following comments:

- an excellent proposal for SANG using area of old golf course;
- number of parking spaces (not inclusive of overflow area) does not seem to be adequate for what will be a well used facility;
- security of the car park should be built in from the outset as this area has a history of fly tipping and general "abuse";
- provision of CCTV should be considered and height barrier and gate made fit for purpose to prevent unauthorised occupation of land.

Policy and determining issues

The site is within the countryside and is designated as open space in the Rushmoor Local Plan 2019. Policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), IN1 (Infrastructure and Community facilities), IN2 (Transport), DE1 (Design in the built environment), DE6 (Open space, sport and recreation), DE10 (Pollution), NE1 (Thames Basin Heaths Special Protection Area), NE3 (Trees and landscaping), NE4 (Biodiversity), NE5 (Countryside), NE6 (Managing fluvial flood risk) and NE8 (Sustainable drainage systems) are relevant.

The main determining issues are the principle of development, the impact on the character of the area, the impact on adjoining occupiers, flood risk, nature conservation and highway impact.

Commentary

The principle of development

Rushmoor Borough Council together with Natural England and ten other local authorities affected by the SPA are members of the Thames Basin Heaths Joint Strategic Partnership (JSP). In 2009, the JSP agreed a Delivery Framework to encourage a consistent approach to the protection of the SPA from the effects of development. It states that Suitable Alternative Natural Greenspace (SANG) should be provided to attract new residents away from the SPA and that suitable access management and monitoring should be put in place. This approach is reflected within Policy NE1 of the Rushmoor Local Plan. Hence, mitigation measures are required to address the potential adverse recreational effects of net new residential development in the vicinity of the Thames Basin Heaths Special Protection Area.

This mitigation as set out in planning policy requires:

- A minimum of 8 hectares of SANG land to be provided in perpetuity per 1,000 new occupants

- Contributions towards Strategic Access Management and Monitoring measures

In order to satisfy the requirements of the Conservation of Habitats and Species Regulations 2010, the Thames Basin Heaths Delivery Framework (the content of which has been agreed by Natural England) must be satisfied, and is reflected in relevant planning policy. There are various proposals for the creation of the wider SANG site including the provision of car parking in line with Natural England's requirements. On this basis the principle of development is considered to be acceptable subject to consideration of the following matters.

The impact on the character of the area

The cul de sac part of Kennels Lane is informally used for parking purposes by users of Southwood Woodland. Given the introduction of a new SANG it is acknowledged that formal car parking provision to serve this expanded recreational area is required. To this end and having regard to the location of the existing maintenance access which served the former golf course, the proposed car park is considered to be in a location which would have the least visual impact on the character of the area whilst meeting the functional requirements of the proposed SANG. It is acknowledged that the proposal will have an impact on the countryside character of the area by virtue of the size of the car parks and the use of materials and ancillary structures associated with the car park. However given the relatively small area affected in the context of the overall SANG to be created, no objection is raised to the proposal in this regard.

The site is predominantly grass with trees to its boundaries with the remainder of the former golf course, the maintenance access track and Kennels Lane. The proposal will result in the removal of some of these existing trees. The Arboricultural Officer has been consulted on this application. He raises no objection subject to the imposition of a condition securing the implementation of tree protection measures during development. The mitigation tree and shrub planting proposed as part of the proposed SANG and the large number of trees which are retained in the surrounding area are considered to result in no material harm to the sylvan character of the area. No objection is raised to the proposal in visual amenity terms.

The impact on adjoining occupiers

The closest residential occupiers are located at 1 and 2 Peartree Cottages, which are enclosed by Southwood Woodland and 128 and 130 Ively Road both over 150 metres from the closest part of the proposed car park. Given the size of the proposed car parking facilities, the separation distances proposed, intervening trees and shrubs which are to be retained and the extant recreational use of the site and the wider area, no material harm to adjoining occupiers is considered to result.

The Water Environment

The site is located within an area which is at very low risk of flooding as defined by the GOV.UK Environment Agency website. The Environment Agency was consulted on this application but advises that the proposal is for development it does not wish to be consulted on. The proposal will result in minor changes to the topography of the site and introduce hardsurfacing. However, given the bund will be a landscape feature and as the surfacing of the car parking will be permeable, with the wider area generally remaining as open grass with trees and shrubs, no objection is raised to the proposal in terms of flood risk or the wider water

environment.

Nature conservation

The site is part of a former golf course. Natural England has been consulted on this application and advises that based on the plans submitted, the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites. As such it raises no objection to the proposal.

Natural England has provided generic advice on other natural environment issues which have been considered in more detail by the Council's Ecologist. In raising no objection to the proposal she recommends conditions relating to the provision of lighting in relation to the local bat population and safeguarding of badgers during construction (there is an inactive sett within 25 metres of the proposed works with a large main sett within Southwood Woodlands). A condition is also recommended concerning the height of the grass to be maintained within the car park in relation to foraging reptiles. As the Council will be maintaining this site and the wider proposed SANG and the likely enforceability of such a condition, it is considered more appropriate for this requirement to be included within the management plan for the wider SANG. As such it is proposed to include this as an informative. It is also noted that there is no opportunity for any bat roosting within the trees to be felled and therefore no mitigation is required in this regard. Subject to the above no objection is raised to the proposal on nature conservation grounds.

Highway considerations

The County Highway Authority has been consulted and notes that the access to the car park will utilise the existing maintenance entrance from Kennels Lane. The applicant has provided further details on the proposed visibility splays onto Kennels Lane which satisfies the requirements of the highway authority. Subject to the imposition of a condition to secure such access arrangements no objection is raised to the proposal in highway terms.

The highway authority queries on the siting of the planters which appear to restrict access into the car parking but does not raise objection. The planters are part of the management of the SANG which will limit unauthorised occupation of the car parks and access to the wider open space beyond.

The proposal is considered to be acceptable in principle and have acceptable impacts on amenity, flood risk, nature conservation and highway safety.

Full Recommendation

GRANT planning permission subject to the following conditions and informatives:

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

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

- 2 All excavations will be covered overnight or a ramp provided for any period when the site is inactive.

Reason - To ensure no harm to foraging badgers.

- 3 All lighting installed within the car park shall be switched off between the hours of 7pm and daybreak and incorporate the following features:

- the luminaires on the lighting columns will be downward facing and fitted with cowls;
- the lights shall be fitted with motion sensors which are only operational between the approved hours as set out above;
- levels of illumination shall not be more than 1 lux at the woodland edge; and
- the sources of illumination shall be in the warm white spectrum (ideally <2700 Kelvin)

Reason - To minimise disturbance to foraging bats in the area.

- 4 The development shall not be occupied until the vehicular entrance is constructed and lines of sight of 2.4 metres by 43 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 600mm in height above the adjacent carriageway and maintained thereafter.

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

- 5 The proposed surfacing shall not be made of migratory materials or provision shall be made to stop any migratory materials overflowing onto Kennels Lane.

Reason - To avoid discharge of material onto the highway.

- 6 The development shall take place in accordance with the Arboricultural Impact Assessment and Appendix 1 Method statement (for the protection of trees during development) and Tree Protection Plan.

Reason - To minimise the harm to trees to be retained during development.

- 7 The bunds hereby approved shall be seeded with grass seed or turfed in the first available seeding/planting season and thereafter maintained as grassed bunds.

Reason - In the interest of the visual amenities of the area.

- 8 The permission hereby granted shall be carried out in accordance with the following approved drawing numbers - 001, 003, 004, 005, 006, 007, 008, 009 and HCC10/L/015.

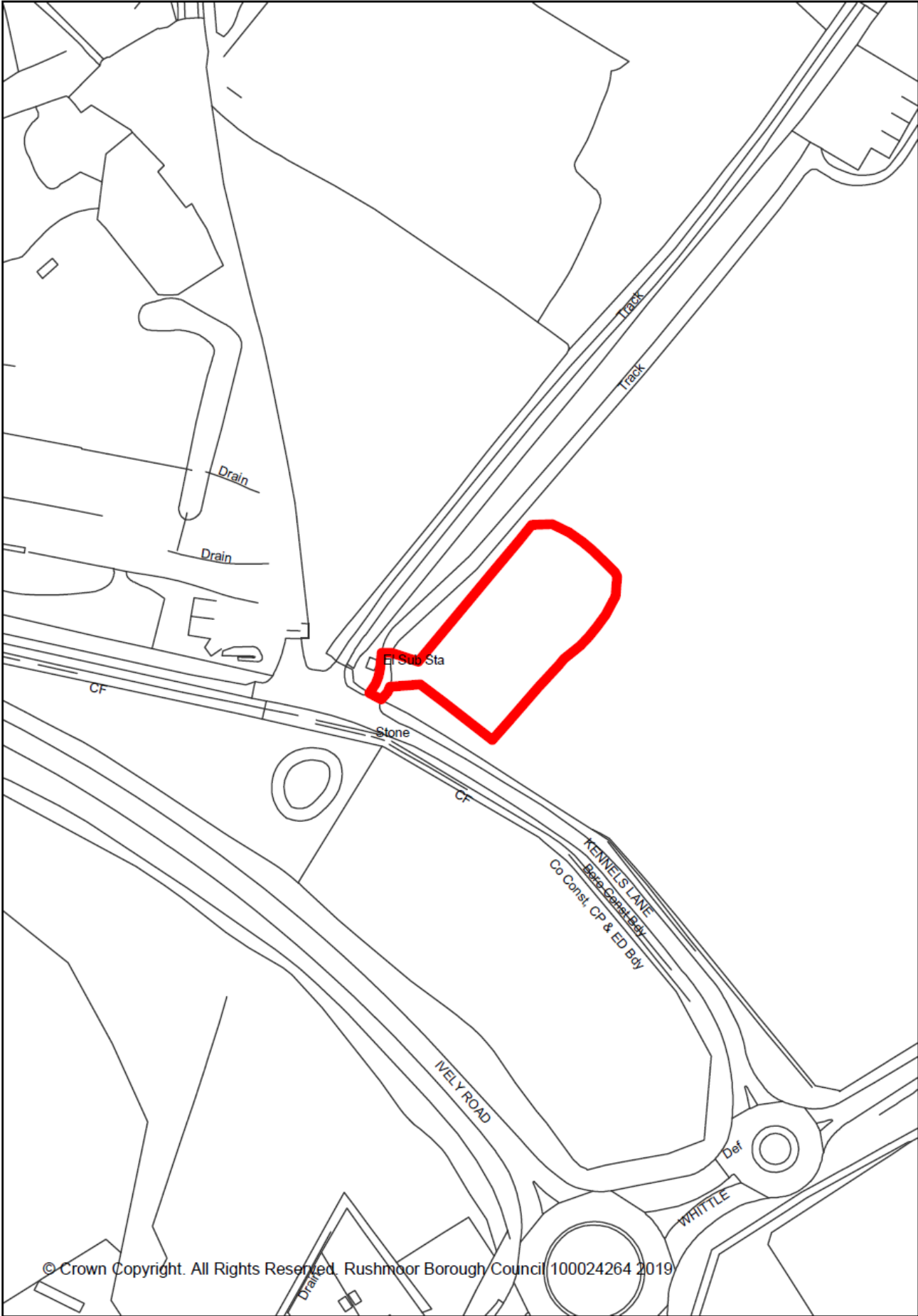
Reason - To ensure the development is implemented in accordance with the permission granted.

Informatives

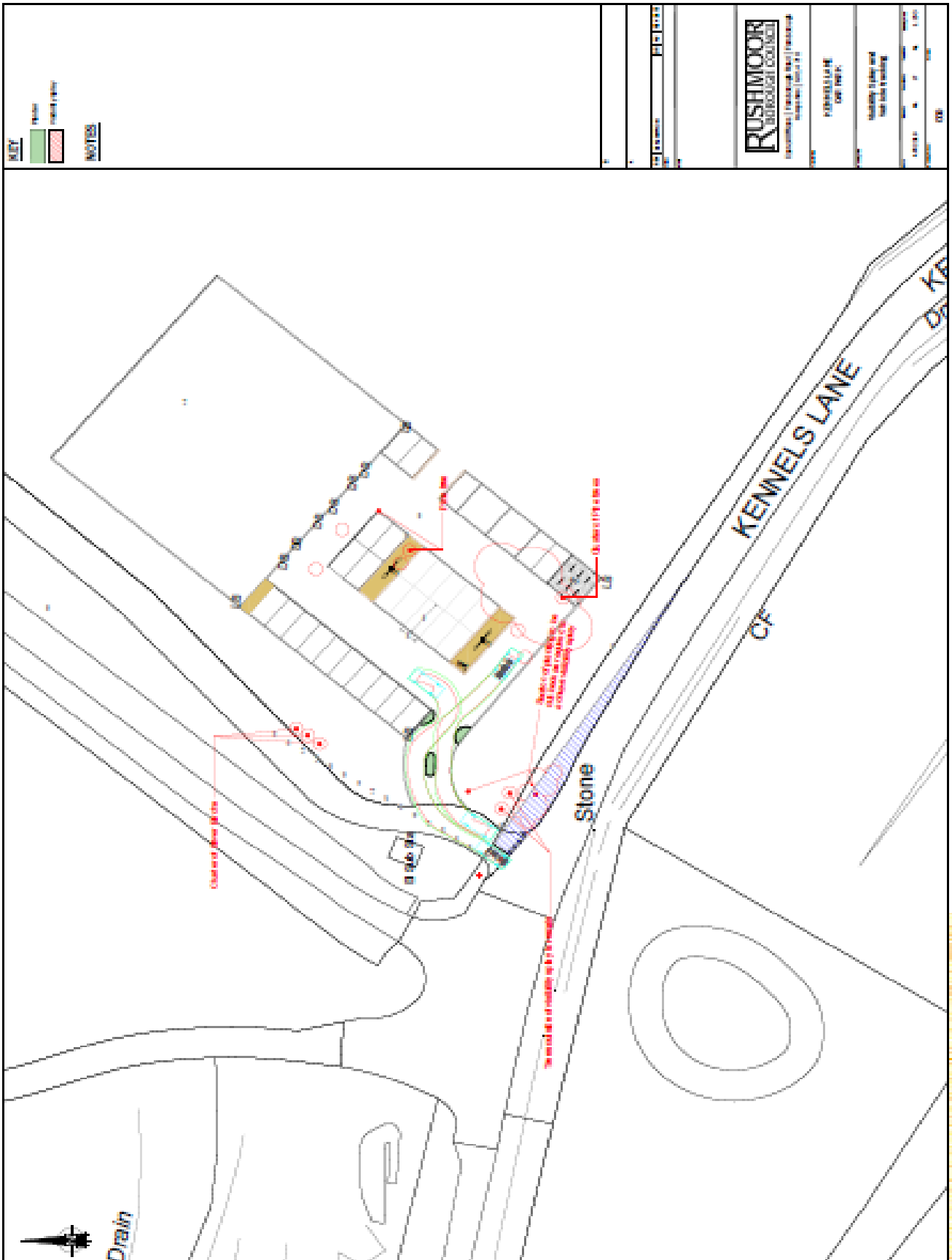
- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or

amendments both before and after submission, in line with the National Planning Policy Framework.

- 2 INFORMATIVE - REASONS FOR APPROVAL- The Council has granted permission because the proposal is considered to be acceptable in principle and have acceptable impacts on amenity, flood risk, nature conservation and highway safety. 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 - Before construction commences all workers should attend a badger tool box talk.
- 4 INFORMATIVE - The applicant is advised to keep all grass within the car parking areas short to ground level having regard to the presence of reptiles in the wider area. It is envisaged that this will be included for the maintenance plan for the proposed SANG on the former golf course site.



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Section D

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

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

Application No	18/00889/ADVPP	Ward: Manor Park
Applicant:	Mr Abdul Wahab	
Decision:	Permission Granted	
Decision Date:	01 May 2019	
Proposal:	Display of box fascia signs on Birchett Road, Gordon Road and Elms Road frontages of shop premises with internally-illuminated characters, symbols and images; display of separate non-illuminated board sign above shop entrance door and board sign on other corner of building with internally-illuminated characters	
Address	The Triangle 11 - 13 Birchett Road Aldershot Hampshire GU11 1LS	

Application No	18/00890/FULPP	Ward: Manor Park
Applicant:	Mr Abdul Wahab	
Decision:	Permission Granted	
Decision Date:	01 May 2019	
Proposal:	Retention of external alterations to existing building comprising enlargement of shop window openings on Birchett Road frontage, new shop entrance door, and installation of external roller metal shop window and entrance door shutters	
Address	The Triangle 11 - 13 Birchett Road Aldershot Hampshire GU11 1LS	

Application No 18/00893/FULPP Ward: St Mark's
Applicant: Indoor Garden Investment Company Limit
Decision: **Permission Granted**
Decision Date: 10 May 2019
Proposal: Partial demolition and conversion of existing building to provide 1 three bedroom and 1 two bedroom dwellings with associated alterations to the external appearance of the building to include a new roof, velux windows and openings, car parking and amenity space
Address **1A High Street Farnborough Hampshire GU14 6ES**

Application No 18/00911/FULPP Ward: St Mark's
Applicant: Secretary of State for Defence
Decision: **Permission Granted**
Decision Date: 12 April 2019
Proposal: Erection of two storey Single Living Accommodation (SLA) block
Address **Land At Wavell Barracks Evelyn Woods Road Aldershot Hampshire**

Application No 19/00012/CONDPP Ward: Wellington
Applicant: Jepsam Properties Limited
Decision: **Conditions details approved**
Decision Date: 03 April 2019
Proposal: Submission of details pursuant to Condition Nos.3 (external materials), 4 (means of enclosure details), 9 (construction management plan) and 11 (site investigation - desk-top study) of planning permission 18/00481/FULPP dated 8 November 2018
Address **Upper Union Terrace And 182 To 192 Victoria Road Aldershot Hampshire**

Application No 19/00045/FULPP Ward: Manor Park
Applicant: Mr Michael Gentry
Decision: **Permission Refused**
Decision Date: 05 April 2019
Proposal: Erection of a first floor and two storey extension to the rear following demolition of the garage
Address **244 Lower Farnham Road Aldershot Hampshire GU11 3QZ**

Application No 19/00054/FULPP Ward: St Mark's
Applicant: K Gurung & S Shrestha, S & K Global Inv
Decision: **Permission Granted**
Decision Date: 23 April 2019
Proposal: Conversion of one two-bedroom flat into two one-bedroom flats
Address **67A Lynchford Road Farnborough Hampshire GU14 6EJ**

Application No 19/00064/FUL Ward: Cove And Southwood
Applicant: Mr P Davey
Decision: **Permission Granted**
Decision Date: 25 April 2019
Proposal: Erection of a two storey rear extension
Address **27A Highfield Road Farnborough Hampshire GU14 0EB**

Application No 19/00071/FULPP Ward: Cherrywood
Applicant: AK Associates Kayani
Decision: **Permission Granted**
Decision Date: 02 April 2019
Proposal: Erection of a two storey side extension, 1 metre and 2 metres fence to side, 1 metre high brick wall to front , formation of a dropped kerb and concrete hardstanding
Address **222 Mayfield Road Farnborough Hampshire GU14 8LH**

Application No 19/00080/COND Ward: Empress
Applicant: My Home Move Conveyancing
Decision: **Split decision**
Decision Date: 18 April 2019
Proposal: Confirmation that conditions attached to planning permission 06/00633/FUL dated 29 June 2007 have been complied with
Address **40 Lincoln Court Wallis Square Farnborough Hampshire GU14 7GU**

Application No 19/00092/FULPP Ward: Knellwood
Applicant: Mr Christopher Ashby
Decision: **Permission Granted**
Decision Date: 02 April 2019
Proposal: Demolition of existing conservatory, erection of a single storey side and rear extension with rooms in roof and a detached double garage
Address **Arundel Lodge 45 Rectory Road Farnborough Hampshire GU14 7BT**

Application No 19/00093/TPOPP Ward: Cove And Southwood
Applicant: Mr Ronald Barrett
Decision: **Permission Granted**
Decision Date: 05 April 2019
Proposal: Remove one Oak (number 1 as per submitted plan), Oak (2) remove lowest branch and remove all deadwood, Oak (3) remove deadwood. All trees are part of group G1 of TPO 416A
Address **Land Affected By TPO 416A - Within Links Way, Fox Heath And Randolph Drive Farnborough Hampshire**

Application No 19/00101/TPOPP Ward: St John's
Applicant: Mr Alex Flarty
Decision: **Permission Granted**
Decision Date: 03 April 2019
Proposal: One Oak tree (part of group G6 of TPO 261) as per submitted plan, crown reduce by no more than two metres
Address **Land Affected By TPO 261 - To The North Of Whetstone Road And Melrose Close And East Of Trunk Road Farnborough Hampshire**

Application No 19/00105/TPOPP Ward: Knellwood

Applicant: Mr Simon Jones

Decision: **Permission Refused**

Decision Date: 05 April 2019

Proposal: One Oak (T1 on submitted plan) at 89 Salisbury Road remove to ground level and one Sycamore (T2) remove to ground level. Two Oak trees (T3 and T4) in the garden of 93 Salisbury Road reduce back overhanging limbs by no more than 3 metres and lift lower canopy by no more than 8 metres from ground level. All trees are part of group G21 of TPO 435A

Address **Land Affected By TPO 435A Salisbury Road Farnborough Hampshire**

Application No 19/00108/COU Ward: Manor Park

Applicant: Shaftesbury Investments Limited

Decision: **Permission Granted**

Decision Date: 10 April 2019

Proposal: Class O Permitted Development conversion of 390 sqm of vacant office space comprising part of first-floor rear of building to create 1 X 1-bedroom and 3 X 2-bedroom flats

Address **103 - 109 Victoria Road Aldershot Hampshire**

Application No 19/00111/TPOPP Ward: West Heath

Applicant: Mrs Sally Jackson

Decision: **Permission Granted**

Decision Date: 09 April 2019

Proposal: One Sycamore (T1 of TPO 199) remove dead, dying and dysfunctional branches. Crown lift to no more than 5.5 metres from ground level. One Sycamore (T2 of TPO 199) crown lift to no more than 5.5 metres from ground level. Beech Hedge (not part of a TPO) reduce height by 2 metres back to previous points and trim. One Beech (T4 of TPO 360) remove lowest limb over holly tree. One Oak (T3 of TPO 360) remove dead dying and dysfunctional branches and remove the 2 lowest limbs

Address **57 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 19/00112/FULPP Ward: West Heath

Applicant: Mr Nick Garland

Decision: **Permission Granted**

Decision Date: 08 April 2019

Proposal: Erection of a single garage

Address **1 Mason Road Farnborough Hampshire GU14 9DZ**

Application No 19/00114/FULPP Ward: West Heath

Applicant: Mr AKRAM UDDIN

Decision: **Permission Granted**

Decision Date: 09 May 2019

Proposal: Erection of part single and part first floor front, side and rear extension

Address **49 Giffard Drive Farnborough Hampshire GU14 8PX**

Application No 19/00117/FULPP Ward: St Mark's

Applicant: Mr Jaden Fish

Decision: **Permission Granted**

Decision Date: 05 April 2019

Proposal: Retention of 2x pole mounted ANPR (automatic number plate recognition) cameras

Address **Holiday Inn Lynchford Road Farnborough Hampshire GU14 6AZ**

Application No 19/00118/ADVPP Ward: St Mark's

Applicant: Mr Jaden Fish

Decision: **Permission Granted**

Decision Date: 05 April 2019

Proposal: Retention of 11no non-illuminated pole mounted text signs and 12no non-illuminated wall mounted text signs in the hotel car park

Address **Holiday Inn Lynchford Road Farnborough Hampshire GU14 6AZ**

Application No 19/00126/TPO Ward: St John's

Applicant: Mr McClean

Decision: **Permission Granted**

Decision Date: 17 April 2019

Proposal: Remove one Silver Birch (T8 of TPO 358A)

Address **8 The Birches Farnborough Hampshire GU14 9RP**

Application No 19/00128/TPOPP Ward: Fernhill

Applicant: Mr Christopher Davis

Decision: **Permission Granted**

Decision Date: 18 April 2019

Proposal: Five Silver Birches (identified in submitted drawing as 1,2,3,5,6) crown lift to no more than 5.5 metres from ground level and crown reduction by no more than 3 metres. One Oak (identified in submitted drawing as 4) crown lift to no more than 5.5 metres from ground level and crown reduction by no more than 3 metres (all trees are part of group G10 of TPO 357A)

Address **33 The Potteries Farnborough Hampshire GU14 9JR**

Application No 19/00129/FULPP Ward: St John's

Applicant: Mr C Jeyam

Decision: **Permission Granted**

Decision Date: 24 April 2019

Proposal: Erection of a single story front extension to facilitate a porch and erection of a part single and part two storey front, side and rear extension following demolition of existing garage

Address **14 Conway Drive Farnborough Hampshire GU14 9RF**

Application No 19/00131/TPO Ward: Empress

Applicant: Mr David Hewitt

Decision: **Permission Granted**

Decision Date: 17 April 2019

Proposal: One Maple (T3 of TPO 421A) remove lower branches to give no more than 5 metres clearance from road and crown reduce by no more than 3 metres. One Yew (T9 of TPO 421A) reduce lateral spread by no more than 3 metres to clear branches overhanging garden and Oriel Cottage's patio garden

Address **1 The Chase Farnborough Hampshire GU14 8BY**

Application No 19/00132/ADVPP Ward: Wellington

Applicant: Kevin Lark

Decision: **Permission Granted**

Decision Date: 18 April 2019

Proposal: 1 no. internally illuminated fascia signage panel and 1 no. internally illuminated projecting sign

Address **21 Union Street Aldershot Hampshire GU11 1EP**

Application No 19/00133/FULPP Ward: Manor Park

Applicant: Mr & Mrs Watkins

Decision: **Permission Granted**

Decision Date: 02 April 2019

Proposal: Erection of a single storey rear extension and new side door on east facing ground floor elevation

Address **22 Church Hill Aldershot Hampshire GU12 4JS**

Application No 19/00135/PDCPP Ward: Knellwood

Applicant: Mr & Mrs Griffiths

Decision: **Development is Lawful**

Decision Date: 02 April 2019

Proposal: Formation of L-shape dormer to the rear to facilitate a loft conversion

Address **84 Rectory Road Farnborough Hampshire GU14 7HU**

Application No 19/00137/FULPP Ward: West Heath
Applicant: Mr & Mrs Tony Player
Decision: **Permission Granted**
Decision Date: 02 April 2019
Proposal: Erection of a first floor side extension and formation of part pitched roof over existing garage
Address **32 Middleton Gardens Farnborough Hampshire GU14 9PH**

Application No 19/00139/PDCPP Ward: Knellwood
Applicant: Mr Neil Griffiths
Decision: **Development is Lawful**
Decision Date: 02 April 2019
Proposal: Erection of a single storey rear extension
Address **6 Manor Road Farnborough Hampshire GU14 7EU**

Application No 19/00140/FULPP Ward: North Town
Applicant: Mr Boyda
Decision: **Permission Granted**
Decision Date: 12 April 2019
Proposal: Erection of a two storey front extension
Address **94 Brookfield Road Aldershot Hampshire GU12 4UT**

Application No 19/00141/EDCPP Ward: Manor Park
Applicant: Mr Kishor Gurung
Decision: **Development is not Lawful**
Decision Date: 26 April 2019
Proposal: CERTIFICATE OF LAWFULNESS FOR EXISTING USE OR DEVELOPMENT: Use of first floor living accommodation and ground floor domestic kitchen as independent dwelling unit
Address **28 Waterloo Road Aldershot Hampshire GU12 4NU**

Application No 19/00143/LBC2 Ward: Rowhill
Applicant: Mr Stuart Johnson
Decision: **Permission Granted**
Decision Date: 03 April 2019
Proposal: LISTED BUILDING CONSENT: Installation of wood burning stoves in ground floor Living and Drawing Rooms
Address **51 Sandford Road Aldershot Hampshire GU11 3AQ**

Application No 19/00145/EDCPP Ward: St John's
Applicant: Ms Josephine Humphrey
Decision: **Development is Lawful**
Decision Date: 04 April 2019
Proposal: Lawful Development Certificate for an existing single storey rear extension
Address **8 Limes Road Farnborough Hampshire GU14 9TS**

Application No 19/00146/FUL Ward: Cove And Southwood
Applicant: Mr Dave Boorman
Decision: **Permission Granted**
Decision Date: 17 April 2019
Proposal: Erection of orangery to rear
Address **21 Merlin Way Farnborough Hampshire GU14 0PF**

Application No 19/00155/FUL Ward: Knellwood
Applicant: Hewitson & Tipping
Decision: **Permission Granted**
Decision Date: 15 April 2019
Proposal: Erection of a two storey side extension
Address **1 Andrewartha Road Farnborough Hampshire GU14 6PJ**

Application No 19/00156/FUL Ward: Cove And Southwood
Applicant: Mr And Mrs Green
Decision: **Permission Granted**
Decision Date: 04 April 2019
Proposal: Erection of conservatory to rear
Address **2 Rose Gardens Farnborough Hampshire GU14 0RW**

Application No 19/00157/FUL Ward: Empress
Applicant: Mr Chris Bird
Decision: **Permission Granted**
Decision Date: 12 April 2019
Proposal: Erection of a single storey rear extension
Address **5 Empress Avenue Farnborough Hampshire GU14 8LU**

Application No 19/00159/ADV Ward: St Mark's
Applicant: Harris
Decision: **Permission Granted**
Decision Date: 08 May 2019
Proposal: Display of 1 no. freestanding non-illuminated post mounted 1.22m high board sign on north boundary (Sign E04), 1 no. internally illuminated signage fixed to external north elevation of building (Sign E03), and 2 no. internally illuminated signage fixed to external east elevation of building (Sign E02), and 1 no. free standing internally illuminated sign (E01) fronting Dingley Way
Address **1 Voyager Park Dingley Way Farnborough Hampshire GU14 6FF**

Application No 19/00160/ADVPP Ward: Wellington
Applicant: Mr Boris Lungen
Decision: **Permission Granted**
Decision Date: 09 May 2019
Proposal: Display of one fascia with internally illuminated lettering and logo
Address **8 - 10 Wellington Street Aldershot Hampshire GU11 1DZ**

Application No 19/00161/FULPP Ward: Rowhill
Applicant: Mr David Booton
Decision: **Permission Granted**
Decision Date: 12 April 2019
Proposal: Formation of a dormer within the front facing roof slope and a dormer and first floor gable extension to rear
Address **51 Ayling Lane Aldershot Hampshire GU11 3LZ**

Application No 19/00163/TPO Ward: St John's
Applicant: Mrs Claire Porter
Decision: **Permission Granted**
Decision Date: 03 May 2019
Proposal: Three Oak trees (part of group G20 of TPO 355A) as per submitted plan, crown reduce by no more than 2 metres from branch tips
Address **59 Kingfisher Close Farnborough Hampshire GU14 9QX**

Application No 19/00165/TPOPP Ward: Fernhill
Applicant: Mr Colin Brady
Decision: **Permission Granted**
Decision Date: 03 May 2019
Proposal: One Oak (T18 of TPO 473) as per submitted plan, crown reduce by no more than 3 metres
Address **Land Affected By TPO 473 To The Rear Of 21 To 55 Cotswold Close Farnborough Hampshire**

Application No 19/00166/FULPP Ward: Knellwood
Applicant: Farnborough College Of Technology
Decision: **Permission Granted**
Decision Date: 10 May 2019
Proposal: Remove existing roof cladding and provide new roof overlays with rooflights to include a minor increase in height (no more than 10cms)
Address **Farnborough College Of Technology Block J, M And N Boundary Road Farnborough Hampshire GU14 6SB**

Application No 19/00167/FULPP Ward: Aldershot Park
Applicant: Mr John Moffat
Decision: **Permission Refused**
Decision Date: 24 April 2019
Proposal: Erection of a two storey rear extension
Address **182 Lower Farnham Road Aldershot Hampshire GU12 4EN**

Application No 19/00171/FULPP Ward: St John's
Applicant: Mr Josh McNally
Decision: **Permission Granted**
Decision Date: 16 May 2019
Proposal: Retention of single storey rear extension
Address **11 Marlborough View Farnborough Hampshire GU14 9YA**

Application No 19/00173/TPO Ward: St John's
Applicant: Mr Gregory Barton
Decision: **Permission Granted**
Decision Date: 03 May 2019
Proposal: One Oak (T12 of TPO 410) cut back branches overhanging boundary with 24 Howard Drive by no more than 3 metres
Address **25 Howard Drive Farnborough Hampshire GU14 9TQ**

Application No 19/00174/FUL Ward: Fernhill
Applicant: Mr Kelly Murphy
Decision: **Permission Granted**
Decision Date: 07 May 2019
Proposal: Erection of first floor side extension above garage and conversion of garage to habitable room
Address **1 Linstead Road Farnborough Hampshire GU14 9HH**

Application No 19/00175/REV Ward: Knellwood
Applicant: Fairhome Group
Decision: **Permission Granted**
Decision Date: 13 May 2019
Proposal: Removal/variation of conditions 4 and 5 attached to planning permission RSH 7148 dated 1 February 1991 to allow for the provision of care for adults of all ages
Address **7 - 8 Church Circle Farnborough Hampshire**

Application No 19/00176/REV Ward: Knellwood
Applicant: Fairhome Group
Decision: **Permission Granted**
Decision Date: 13 May 2019
Proposal: Removal/variation of conditions 3 and 4 attached to planning permission RSH 5543 dated 21 April 1988 to allow for the provision of care for adults of all ages
Address **9 - 10 Church Circle Farnborough Hampshire**

Application No 19/00178/FULPP Ward: North Town
Applicant: Mr & Mrs Sigov
Decision: **Permission Granted**
Decision Date: 09 May 2019
Proposal: Extension and conversion of garage to habitable room
Address **67 Green Way Aldershot Hampshire GU12 4XA**

Application No 19/00179/PRIOR Ward: Wellington
Applicant: EDF Renewables Solar Ltd
Decision: **Prior Approval Required and Granted**
Decision Date: 09 May 2019
Proposal: APPLICATION FOR PRIOR APPROVAL: Installation of photovoltaic equipment on rooftop
Address **5 Wellington Avenue Aldershot Hampshire GU11 1SQ**

Application No 19/00180/FULIA Ward: Knellwood
Applicant: Mr And Mrs D Sable
Decision: **Permission Granted**
Decision Date: 09 April 2019
Proposal: Erection of a single storey rear extension following demolition of existing conservatory
Address **35 Collingwood Farnborough Hampshire GU14 6LX**

Application No 19/00183/FULPP Ward: Manor Park
Applicant: Mrs Iris Smy
Decision: **Permission Granted**
Decision Date: 12 April 2019
Proposal: Erection of a single storey rear extension following removal of existing garage
Address **46 Coronation Road Aldershot Hampshire GU11 3PZ**

Application No 19/00184/TPOPP Ward: West Heath
Applicant: Mr Seymour
Decision: **Permission Granted**
Decision Date: 07 May 2019
Proposal: One Oak (T1 of TPO 219) remove epicormic growth and trim ivy back to fence line up to crown break, shape back upper canopy by no more than 3 metres over garden on south west aspect
Address **157 West Heath Road Farnborough Hampshire GU14 8PD**

Application No 19/00187/TPO Ward: Empress
Applicant: Mrs Tweed
Decision: **Planning Permission not required**
Decision Date: 08 May 2019
Proposal: One Silver Birch (T42 of TPO 444A) crown reduce and reshape by no more than 3 metres. One Sweet Chestnut (T44 of TPO 444A) crown reduce and reshape by no more than 3 metres and raise canopy by no more than 7 metres from ground level
Address **78 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 19/00193/FULPP Ward: West Heath
Applicant: Mr Matthew Davis
Decision: **Permission Granted**
Decision Date: 10 April 2019
Proposal: Erection of a single storey side and rear extension and part garage conversion following demolition of existing conservatory
Address **32 Newfield Avenue Farnborough Hampshire GU14 9PQ**

Application No 19/00196/COND Ward: St Mark's
Applicant: Jamie Elstow
Decision: **Conditions details approved**
Decision Date: 15 April 2019
Proposal: Submission of details pursuant to condition 2 (external materials) of planning permission 18/00441/FUL dated 06.09.2018
Address **27A - 29A Osborne Road Farnborough Hampshire**

Application No 19/00197/ADV Ward: St Mark's
Applicant: Gulfstream Aerospace Limited
Decision: **Permission Granted**
Decision Date: 10 May 2019
Proposal: Display two high level internally illuminated fascia signs and three internally illuminated double sided totem signs (2 metres high)
Address **Farnborough Airport Farnborough Road Farnborough Hampshire GU14 6XA**

Application No 19/00199/PDCPP Ward: Aldershot Park
Applicant: Mr Peter Melleney
Decision: **Development is Lawful**
Decision Date: 15 April 2019
Proposal: Lawful Development Certificate for the erection of a single storey rear extension
Address **32 Brighton Road Aldershot Hampshire GU12 4HQ**

Application No 19/00202/FULPP Ward: St John's
Applicant: Mr & Mrs Evans
Decision: **Permission Granted**
Decision Date: 24 April 2019
Proposal: Erection of a single storey rear extension following removal of existing conservatory
Address **15 Juniper Road Farnborough Hampshire GU14 9XU**

Application No 19/00204/FULPP Ward: Empress
Applicant: Farnborough Holdings
Decision: **Permission Granted**
Decision Date: 01 May 2019
Proposal: Refurbishment of elevations and installation of new windows to first and second floor residential units to Westmead and Queensmead frontages
Address **78-80 Westmead Farnborough Hampshire GU14 7SG**

Application No 19/00205/FULPP Ward: Cove And Southwood
Applicant: Mr Sam Wilson
Decision: **Permission Granted**
Decision Date: 15 April 2019
Proposal: Erection of a single storey front extension
Address **25 The Shrubbery Farnborough Hampshire GU14 0RQ**

Application No 19/00206/FULPP Ward: Knellwood
Applicant: Mr And Mrs Coysh
Decision: **Permission Granted**
Decision Date: 16 May 2019
Proposal: Erection of a single storey rear extension, insertion of a high level window within the existing side flank facing wall and conversion of garage to habitable room
Address **3 Whitby Close Farnborough Hampshire GU14 6TR**

Application No 19/00208/FUL Ward: Fernhill
Applicant: Mr Mark Barron
Decision: **Permission Granted**
Decision Date: 01 May 2019
Proposal: Erection of a single storey extension to front of existing garage and conversion of original garage space to form a habitable room
Address **54 Sidlaws Road Farnborough Hampshire GU14 9JN**

Application No 19/00209/NMAPP Ward: Wellington
Applicant: C/O Agent
Decision: **Permission Granted**
Decision Date: 07 May 2019
Proposal: Non-material Amendment to planning permission comprising 12/00958/OUT dated 10th March 2014 and 15/00069/REMPP dated 18th October 2016 to vary condition 3 of the reserved matters permission and add a new condition, to facilitate phased implementation.
Address **Gun Hill House And Water Tower Gun Hill Wellesley Aldershot Hampshire**

Application No 19/00210/FUL Ward: North Town
Applicant: Mr & Mrs Lowe
Decision: **Development is Lawful**
Decision Date: 17 April 2019
Proposal: Lawful Development Certificate for Proposed Use: Formation of a rear dormer window and 2 roof light windows to the front to facilitate loft conversion
Address **57 Connaught Road Aldershot Hampshire GU12 4RR**

Application No 19/00212/REV Ward: Wellington
Applicant: C/O Agent
Decision: **Permission Granted**
Decision Date: 08 May 2019
Proposal: Variation of conditions 3, 4 and 5 and addition of new condition to listed building consent 15/00068/LBC2PP dated 18th October 2016 to allow for the phased implementation of the consent.
Address **Gun Hill House And Water Tower Gun Hill Wellesley Aldershot Hampshire**

Application No 19/00214/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs Hedley
Decision: **Permission Granted**
Decision Date: 18 April 2019
Proposal: Erection of a single storey side and rear extension and part garage conversion
Address **27 The Lawns Farnborough Hampshire GU14 0RF**

Application No 19/00217/FULPP Ward: Rowhill
Applicant: Mrs Brenda McAleavey
Decision: **Permission Granted**
Decision Date: 01 May 2019
Proposal: Erection of a single storey front and rear extension
Address **74 Rowhill Avenue Aldershot Hampshire GU11 3LP**

Application No 19/00218/FULPP Ward: North Town
Applicant: Mr Hernan Robayo
Decision: **Permission Granted**
Decision Date: 03 May 2019
Proposal: Erection of garage to rear and formation of new driveway to rear
Address **21 Holly Road Aldershot Hampshire GU12 4RL**

Application No 19/00220/FULPP Ward: Manor Park

Applicant: Mr Andrew LeFeuvre

Decision: **Permission Granted**

Decision Date: 09 May 2019

Proposal: Erection of a single storey rear extension

Address **83 Campbell Fields Aldershot Hampshire GU11 3TZ**

Application No 19/00221/CONDPP Ward: Wellington

Applicant: c/o Agent

Decision: **Permission Granted**

Decision Date: 09 May 2019

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 along Hope Grants Road West in Corunna Development Zone E and Stanhope Lines West Development Zone H.

Address **Zone H - Stanhope Lines West Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 19/00223/FULPP Ward: Fernhill

Applicant: Mr Rathod

Decision: **Permission Granted**

Decision Date: 25 April 2019

Proposal: Erection of a single storey side and rear extension

Address **14 Orchard Close Blackwater Camberley Hampshire GU17 9EX**

Application No 19/00224/FULPP Ward: Fernhill

Applicant: Mr & Mrs Barker

Decision: **Permission Granted**

Decision Date: 01 May 2019

Proposal: Erection of a single storey rear extension

Address **346 Pinewood Park Farnborough Hampshire GU14 9LJ**

Application No 19/00226/FULPP Ward: St John's
Applicant: Mr & Mrs Harris
Decision: **Permission Granted**
Decision Date: 01 May 2019
Proposal: Erection of a single storey rear extension following removal of existing conservatory
Address **4 Moselle Close Farnborough Hampshire GU14 9YB**

Application No 19/00227/FULPP Ward: Knellwood
Applicant: Mr & Mrs Evetts
Decision: **Permission Granted**
Decision Date: 03 May 2019
Proposal: Erection of single storey side extension
Address **White Lodge 93 Salisbury Road Farnborough Hampshire GU14 7AE**

Application No 19/00243/COND Ward: North Town
Applicant: Mr P Davey
Decision: **Conditions details approved**
Decision Date: 15 May 2019
Proposal: Submission of details of surfacing materials pursuant to condition 4 of planning permission 16/00755/FULPP dated 23/11/2016 (for erection of new dwelling) to substitute permeable tarmacadam for the block paved areas as previously approved
Address **130 Newport Road Aldershot Hampshire GU12 4PY**

Application No 19/00246/FULPP Ward: St Mark's
Applicant: Mr & Mrs Sheen
Decision: **Permission Granted**
Decision Date: 09 May 2019
Proposal: Erection of a single storey rear extension
Address **38 York Road Farnborough Hampshire GU14 6NF**

Application No 19/00253/FULPP Ward: St John's

Applicant: Mrs CASTLE

Decision: **Permission Granted**

Decision Date: 09 May 2019

Proposal: Erection of a single storey rear extension

Address **3 Howard Drive Farnborough Hampshire GU14 9TQ**

Application No 19/00254/FULPP Ward: St John's

Applicant: Mrs Hemming

Decision: **Permission Granted**

Decision Date: 09 May 2019

Proposal: Demolition of existing garage and erection of double garage with new drive surface and turning area

Address **98 Fleet Road Farnborough Hampshire GU14 9RG**

Application No 19/00255/FULPP Ward: Fernhill

Applicant: Mr IAN BRADLEY

Decision: **Permission Granted**

Decision Date: 09 May 2019

Proposal: Erection of a single storey rear extension

Address **36 Blackthorn Crescent Farnborough Hampshire GU14 9AF**

Application No 19/00262/FULPP Ward: Aldershot Park

Applicant: Mr Chandler

Decision: **Permission Granted**

Decision Date: 09 May 2019

Proposal: Demolition of existing conservatory and erection of a conservatory to rear

Address **132 Lower Farnham Road Aldershot Hampshire GU12 4EJ**

Application No 19/00263/NMA Ward: Wellington

Applicant:

Decision: **Permission Granted**

Decision Date: 10 May 2019

Proposal: Non-material Amendment to application 18/00117/REMPP dated 21st June 2018 comprising repositioning of apartment Block C by 600mm to the east, within Corunna Development Zone B (Phase B3 B4).

Address **Zone B - Corunna Aldershot Urban Extension Alisons Road
Aldershot Hampshire**

Application No 19/00268/FULIA Ward: Cherrywood

Applicant: Mr And Mrs E Brown

Decision: **Permission Granted**

Decision Date: 10 May 2019

Proposal: Erection of a first floor side and front extension

Address **1 Belstone Mews Farnborough Hampshire GU14 8XD**

Application No 19/00270/FUL Ward: West Heath

Applicant: Mr Galati

Decision: **Permission Granted**

Decision Date: 09 May 2019

Proposal: Demolition of existing garage, erection of a two storey side and rear extension and erection of a front porch

Address **16 Belmont Close Farnborough Hampshire GU14 8RU**

Application No 19/00272/CONDPP Ward: Manor Park

Applicant: Birchett Road Development Ltd

Decision: **Conditions details approved**

Decision Date: 24 April 2019

Proposal: Submission of details pursuant to Condition No.16 (Sustainability/Energy Performance Certification) of planning permission 13/00351/FULPP dated 30 October 2013

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

Application No 19/00279/REVPP Ward: Knellwood

Applicant: Mr Przemyslaw Brodzinski

Decision: **Permission Granted**

Decision Date: 09 May 2019

Proposal: Relief of Condition 16 of Planning Permission 93/522/FUL dated 6th July 1995 (Demolition of existing sewage works and council depot and erection of 253 dwelling together with associated roads, roundabout, landscaping and associated infrastructure and works): to allow the conversion of garage to form a habitable room

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

Application No 19/00289/NMA Ward: North Town

Applicant: Mr And Mrs Luff

Decision: **Permission Granted**

Decision Date: 25 April 2019

Proposal: Non material amendment to planning application 17/00040/FUL dated 7th February 2017 for the erection of a single storey rear extension and porch to front, to allow an increase in depth to the porch

Address **52 Connaught Road Aldershot Hampshire GU12 4RN**

Appeals Progress Report**1. New Appeals**

1.1 There are no new appeals to report.

2. Appeal decisions**2.1 110-118 Victoria Road Farnborough**

In March 2018 the Development Management committee refused planning permission (17/00956//FULPP) for the demolition of 110-118 Victoria Road and the erection of 42 apartments (27 one bedroom and 15 two bedroom) for the elderly (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping on the following grounds:

- 1 The proposed building would represent a significant change in height and massing resulting in unsympathetic building relationships between it and existing property to the detriment of the character of the area. This conflicts with "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy. Regard has also been had to policy D1 of the Rushmoor Local Plan Draft Submission June 2017.
- 2 The proposed first and second floor windows in the east elevation are considered to result in levels of overlooking between the development and 108 Victoria Road which would result in an unacceptable loss of privacy to these occupiers. In the context of Fern Hill Lodge, the cumulative impact of buildings would result in an unacceptable sense of enclosure to the occupiers of 108 Victoria Road. The proposal therefore conflicts with "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy.
- 3 The lack of kitchen windows serving flats 10, 16, 19, 31, 32, 34, 35, 36 and 37 would result in an unacceptable living environment for future residents by virtue of the lack of natural light and ventilation. It represents poor design contrary to Policy CP2 of the Rushmoor Core Strategy.
- 4 The development is unacceptable in highway terms in that no staff car parking has been provided, the size of the parking spaces do not comply with the Council's adopted standard, no disabled parking provision has been made, inadequate provision for mobility scooters and cycles has been made and it has not been satisfactorily demonstrated that acceptable refuse collection arrangements can be provided. The proposal conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.

- 5 The proposal fails to address the impact of the development on the Thames Basin Heaths Special Protection Area as required by the habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy and NRM6 of the South East Plan. Regard has been had to policies NE1 and NE4 of the Rushmoor Local Plan Draft Submission 2017.
- 6 The proposed development would fail to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy DE6 of the Rushmoor Local Plan Draft Submission 2017.
- 7 The proposal fails to make an appropriate contribution to local transport projects and therefore does not meet the requirements of the Council's adopted supplementary planning document - Planning Contributions - Transport 2008 and "saved" policy TR10 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.

In dismissing the appeal the Inspector made the following comments:

Reason for refusal 1

Balmoral Court and Fern Hill Lodge are both well-articulated buildings; part of this articulation includes 'stepping down' the roofs and eaves at the boundaries of the site to address the domestic scale of adjoining houses.

The appeal scheme would lack this sympathetic interface. Obvious attempts have been made to reduce the visual mass of the development by sinking it into the site and dividing the principal elevation into a central block with two contrasting wings either side. However, the wings would be out of scale with neighbouring properties and they would appear overly-dominant.

Reason for refusal 2

The rear garden and patio area to No.108 are already overlooked from upper floor windows in the Fern Hill Lodge development. Nevertheless, trees within the garden of this neighbour provide some privacy, mainly during the summer months when the trees are in leaf. The boundary with the appeal site is more open, providing greater opportunity for overlooking. The proposed building would be closer to No.108 than Fern Hill Lodge, and this proximity of built form would lead to an increased sense of enclosure. I conclude that the development would be intrusive and materially harmful to the living conditions of the neighbours, contrary to RLP Policy DE1(c).

Reason for refusal 3

The Council is concerned that the kitchens within several of the proposed flats would lack any form of natural light or ventilation. Kitchens are habitable rooms within which

future residents are likely to spend a reasonable amount of time. Where possible, it is important that such spaces enjoy adequate levels of fresh air and daylight. Although the former is difficult to address under the current layout, the appellant has demonstrated through a subsequent approved scheme that it is possible to provide a better quality of internal environment through the insertion of roof lights and by deleting internal partitions to enable light to penetrate to the back of the flat. The appeal scheme's failure to take this opportunity to provide a higher quality living environment constitutes poor design which is contrary to the requirements of RLP Policy DE1(c).

Reason for refusal 4

The site is located on a busy arterial route into the centre of Farnborough. The Council is concerned that collection of refuse from the kerbside would adversely affect the flow of traffic on Victoria Road. The appellant contends that the refuse collection arrangements would be no different to those which presently exist, whereby individual householders place their bin at the kerbside for emptying in the early hours of the morning.

No evidence is presented in relation to the type of wheelie bins to be used in the scheme. Nevertheless, the number of residential units in the scheme is such that the process of emptying bins is likely to take longer, resulting in the refuse freighter obstructing the carriageway for an extended period. Whether this would harm the safe and efficient operation of the highway would depend to some extent on the timing of the collection service, something which is outside of planning control. The traffic disruption arising from the arrival of a freighter during peak hours would be detrimental to highway safety and for this reason, I share the Council's view that refuse collection should take place within the site.

The Inspector was of the view that the scheme did make adequate car parking provision to serve the site and did not uphold an objection to the proposal on this ground, whilst concluding that planning conditions could be used to secure a disabled space adjacent to the main entrance, appropriate parking space widths and a cycle parking facility.

The Inspector recognised the benefits in delivering housing for older people and acknowledged that they attract significant weight in the planning balance, but they are tempered by the fact that the same benefits are achievable within a scheme which already has planning permission. The approved scheme does not suffer

from the shortfalls of the appeal scheme which conflicts with development plan policy in terms of the quality of living environment provided within certain flats and the impacts on the street scene, living conditions of adjoining residential occupiers and the operation of the public highway. Furthermore, the failure to secure measures to mitigate or avoid adverse impacts on the integrity of the Thames Basin Heaths SPA would be contrary to planning policy and the provisions of the Habitats Regulations.

DECISION : APPEAL DISMISSED

2.2 152 Sycamore Road, Farnborough

In April 2018, the Council refused planning permission under delegated powers for the erection of a three bedroom detached house on land to rear with access to the public highway via King George Close on the following grounds:

- 1 The proposal would result in the creation of a new dwellinghouse within the Public Safety Zone of Farnborough Airport and would result in an increase in the number of people on the ground at risk of death or injury in the event of an aircraft accident on take-off or landing. The proposal is contrary to Department for Transport Circular 01/2010 - Control of Development in Airport Public Safety Zones.
- 2 The proposal, by reason of its back land location, its elevated position relative to the existing properties in Sycamore Road, its position within the plot and its design and materials, would be visually intrusive within the street scene and out-of-character with the surrounding pattern of development, and combined with the removal of a significant number of amenity trees, would adversely affect the character and amenity of the area. The proposal is contrary to Policy CP2 of the Rushmoor Core Strategy, saved Policy ENV17 of the Rushmoor Local Plan, paragraph 4.3 of the Council's Housing Density and Design Supplementary Planning Document and paragraph 53 of the National Planning Policy Framework.
- 3 The proposal would require the removal of a significant number of TPO protected trees, which are healthy and makes a significant contribution to the Sycamore Road street-scene. Moreover, any retained trees to the South and West of the new footprint would, given their height and proximity to the proposed dwelling, be at risk of pressure to further diminish their height and spread following occupancy, in order to improve natural daylighting and to improve the usability of the garden, which would otherwise be in shade. The proposal is contrary to saved Policy ENV13 of the Rushmoor Local Plan Review.
- 4 The proposal fails to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy.

In dismissing the appeal, the Inspector made the following comments:

With respect to the first reason for refusal, he commented that it is clear that the appeal site is at least partly located within the PSZ of Farnborough Airport and the appeal proposal would increase the number of people living within the PSZ. Consequently, the proposal would conflict with the advice contained within the Circular. He therefore concluded that the appeal site would not be a suitable location for residential

development in so far that the occupiers of the proposed dwelling would be placed at significant risk in the event of an aircraft accident.

With respect to reasons two and three, the Inspector agreed with the Council that the existing dense woodland has a high amenity value. The trees provide a verdant backdrop to the houses in St Georges Close and provide an attractive landscaped buffer in what is an otherwise built up area. Due to their prominence, the trees are a defining and characteristic feature of the locality. The extensive tree removal proposed would open up views into the site from King Georges Close and in doing so, would significantly detract from the aforementioned positive attributes of the area.

The trees are also highly visible from Sycamore Road and the extensive tree removal proposed would also affect views over the existing houses in Sycamore Road. Although the retained trees would still be visible, the important backdrop of the dense, tall trees, would be thinned and consequently become visually less dominant in the street scene. The proposed loss of the trees would therefore result in material harm being caused to the character and appearance of the area. He also considered that the few trees that would be retained would place the garden area of the property in shade. As a consequence, the enjoyment of the proposed amenity space would be severely compromised. This would likely have the effect of future occupants placing pressure on the Council to prune or fell more of the protected trees which would further be to the detriment of the character and appearance of the area.

In the absence of sectional drawings to demonstrate otherwise, the Inspector did not agree with the Council that the dwelling would be unduly prominent in the street scene.

Notwithstanding this, and for the reasons identified above, the Inspector concluded that the proposal would harm the character and appearance of the surrounding area. Therefore, the proposal would fail to accord with Policies DE1 and NE3 of the LP, advice provided in the Housing Density and Design Supplementary Planning Document (2006) and the Framework. Taken together, these policies seek amongst other things, development which makes a positive contribution towards improving the quality of the built environment and which does not adversely affect existing trees worthy of retention, particularly those subject to Tree Preservation Orders.

The Inspector noted the Council's fourth reason for refusal, but since he proposed to dismiss the appeal on other grounds, he did not feel it necessary to consider the lack of mitigation for the impact of the proposal upon the Thames Basin Heaths Special Protection Area further.

DECISION : APPEAL DISMISSED

The appellant also made an application for a full award of costs against the Council on the grounds that the Council had behaved unreasonably in refusing the application, while the Council made an application for a full award of costs against the appellant on the grounds that he has behaved unreasonably by pursuing an application and appeal that had little prospect of succeeding.

Both applications for a full award of costs were refused.

In refusing the appellants application for costs, the Inspector comments that the applicant suggests that in refusing planning permission, the appeal site has become blighted. As a consequence, the applicant's submission principally relates to the desire for compensation. However, the parameters of the costs regime is quite clear and the Planning Practice Guidance advises that costs may be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process. The site is located within a Public Safety Zone (PSZ) and Circular 01/10, Control of Development in Airport Public Safety Zones, states that there should be a general presumption against new or replacement development within PSZ's. Whilst this restricts the development opportunities of the site, it does not imply that the Council has acted unreasonably in refusing planning permission. The decision was substantiated with a clear and well-articulated report and subsequent statement of case, and the concerns of the Council were not based on vague or generalised assertions. He therefore found that in refusing planning permission, unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, had not been demonstrated.

In refusing the Council's application for costs, the Inspector commented that while the pre-application advice refers to the PSZ, it does not make explicit reference to Circular 01/2010 and the very clear advice that it contains. Moreover, although in the advice the Council suspected that the airport operator would object, this was not categorical. As a consequence, in pursuing the subsequent application and appeal, the appellant was exercising their right to test this advice and subsequent decision in a reasonable manner. Although the appeal has failed, he was satisfied that this was not a scenario whereby the appeal had no reasonable prospect of succeeding. Therefore, again he found that unreasonable behaviour resulting in unnecessary or wasted expense, as described in the Planning Practice Guidance, has not been demonstrated

2.3 60 Hazel Avenue, Farnborough

In 9 October 2018, the Council refused planning permission for the erection of a part single and part two storey rear extension on the following grounds:

- 1 The proposed part single and part two storey rear extension, by reason of its depth, massing and relationship to neighbouring properties would result in overdevelopment of the site and give rise to an overbearing and unneighbourly form of development resulting in an increased sense of enclosure and loss of outlook and amenity to the living environment of the occupiers of 62 Hazel Avenue. Therefore the proposal conflicts with the objectives of CP2 of the Rushmoor Core Strategy adopted October 2011, "Saved Policies ENV15 and H15 of the Rushmoor Local Plan Review (1196-2011) and emerging policies DE5 of the Rushmoor Local Plan (Draft) 2014 to 2032.

In dismissing the appeal, the Inspector made the following comments:

The proposal includes a ground floor extension projecting approximately 4.5m beyond the rear wall of the neighbouring property, No. 62, approximately 0.2m from the boundary with the latter. A proposed two storey element would extend approximately 3.7m from the original wall of No. 60 and would be set approximately 1m from the side

boundary with No. 62. She considered that the size, bulk and siting of the proposal would have a detrimental effect on the outlook from the habitable windows at the rear of No. 62. Although the rear aspect is south facing and the levels of sunlight would not be unduly affected, the gardens are small and narrow. An extension of this size and proximity would appear overbearing and result in an increased sense of enclosure in the outlook from No. 62. She concluded that the proposal would harm the living conditions of the neighbouring residents by reason of its overbearing impact on their outlook, contrary to Core Strategy policy CS2, local plan policies ENV17 and H15 and the Framework.

DECISION : APPEAL DISMISSED

3. Recommendation

3.1 It is recommended that the report be NOTED.

Tim Mills
Head of Economy, Planning and Strategic Housing

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Development Management Committee
29th May 2019

Planning Report No. PLN1932

**Planning (Development Management) summary report for the quarter
Jan-Mar 2019 and for the Year 2018-19**

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 2019 and the year 1st April 2018 to 31st March 2019.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the 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 64 cases in the quarter and are included in the total figures reflecting workload set out at 3.1 below.

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

2017/2018 Total	Decisions in quarter	Jan-Mar 2019	Government Target	2018/2019 Total %age
95.2%	5	100%	60%	91.5%

*Decisions on three 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

2017/2018 Total	Decisions in quarter	Jan-Mar 2019	Government Target	2018/2019 Total %age
71%	18	77%	65%	80.4%

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

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

2017/2018 Total	Decisions in quarter	Jan-Mar 2019	Government Target	2018/2019 Total %age
94.9%	91	94.5%	80%	93.8%

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

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

Government Target	Jan-Mar 2019	Appeal Decisions
40% max	0%	2

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

Government Target	Appeal Decisions	Appeals Allowed	Apr 2018 -Mar 2019	2017/18 Total
40% max	6	1	16.7%	11%

3. Workload

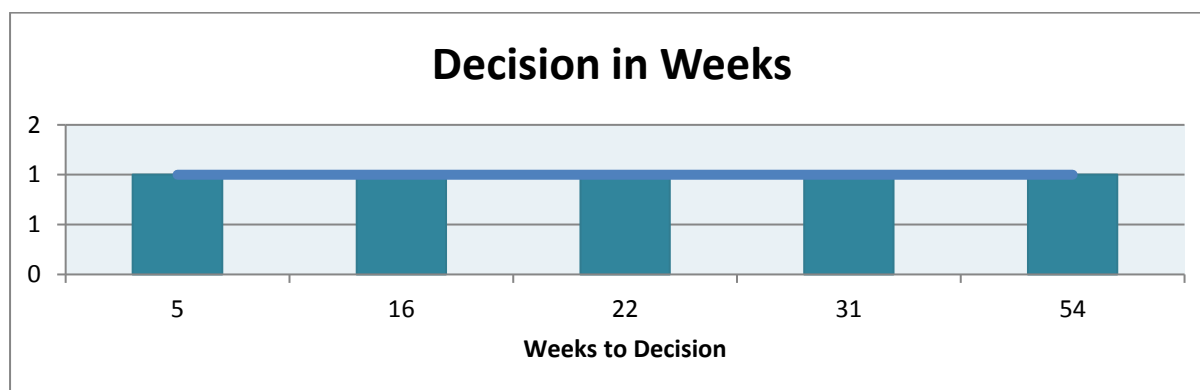
3.1 This section deals with workload demand on the Development Management Section in the past three months and the financial year.

Departmental Work Demand Oct-Dec 2018 and financial year

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q4	214	82	2152	178	4
Year	860	327	8495	783	11

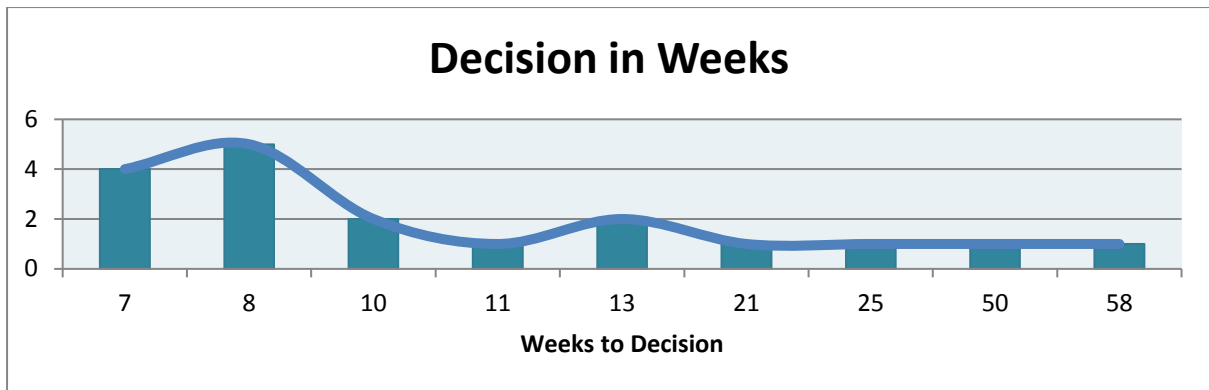
3.2 The following graphs present the time period being taken to determine different types of application in the fourth quarter of 2018-19.

Major and small-scale majors Total 5



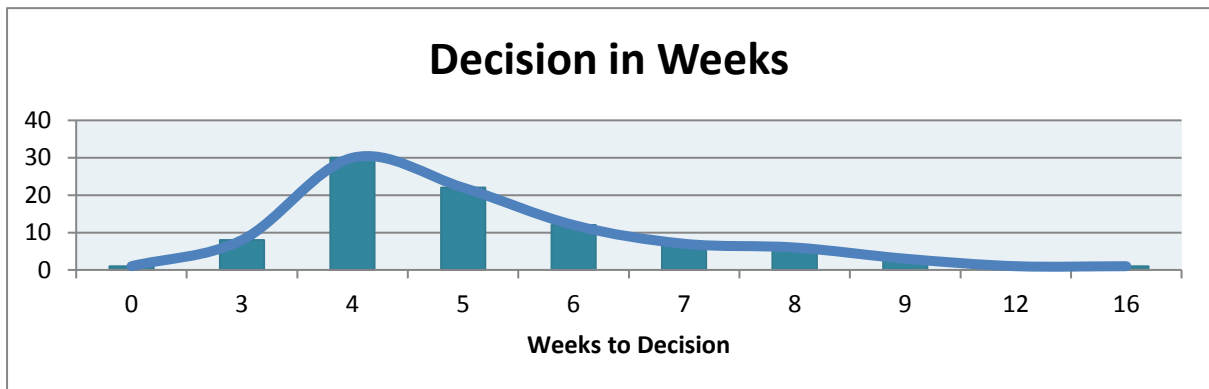
3.3 Performance in the fourth quarter of 2018-19 with regard to Major applications remains well above the Government target with all cases determined within the statutory 13 week period.

Minor (Non householder) applications Total 18



3.4 This second graph illustrates the determination times for minor applications, 77% of which were determined within the statutory period or in accordance with agreed extensions of time in the fourth quarter of 2018-19..

'Other' (Including Householder) applications Total 91



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.

4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £123,232 against a budget estimate of £120,000.

4.2 The total amount of planning fee income received for the year was £433,132 against a budget estimate of £480,000.

4.3 The total amount of pre-application income received for the quarter was £9,255 against a budget estimate of £9,000.

4.4 The total amount of pre-application income received for the year was £32,363 against a budget estimate £36,000.

5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. It should be noted that the allocation of capacity in the Hawley Meadows, Southwood II and Rowhill Copse SANGs is now almost complete. Collection of contributions in respect of these projects will therefore soon cease and will no longer form part of these reports..

Section 106 contributions received	Jan-Mar 2019	2018/2019 Total
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£155,928	£1,717,628.50
Open Space (specific projects set out in agreements)	£2,508.58	£217,829.80
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £2,659 b) £6,500 c) £0	a) £161,779 b) £466310 c) £242540
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm (Hart)	a) £292 b) £711 c) £0 d) £65,454.43 e) £0	a) £17,708.69 b) £51,034.9 c) £26,535 d) £200,482.43 e) £135,028
Transport (specific projects set out in agreements)*	£35,008.65	£124,649.65

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

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

Nine new undertakings/legal agreements were signed in the period Jan-Mar 2019. A total of 23 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 continued resurgence in pre-application submissions. Whilst in the final quarter of the year both Planning Application fees and Pre-application receipts exceeded the budgetary estimates, the figures for the financial year show a variance of slightly less than 10% below the annual estimate, mainly due to the low receipts in Q3.

7. Wellesley

7.1 There have been 328 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 lies opposite Maida on the west side of Queen's Avenue. Works are at an advanced stage on site for Phase B1 & B2 (227 residential units) and to date 98 units are occupied, including some affordable housing. Works are also well under way on Corunna Phase B3 & B4 to provide a further 454 residential dwellings.
- 7.3 A planning application for a proposed new junction and pedestrian crossing) at the north-eastern end of Pennefather's Road (secured by the Wellesley s106 legal agreement) has been approved. The crossing will provide Wellesley residents with access to sports pitches, public open space and SANG on the north west side of the A325 Farnborough Road.
- 7.4 Construction is nearing completion at Gunhill (Development Zone E) which consists of 107 residential units. This is located west of the Cambridge Military Hospital and north of Hospital Road. 4 units of private rented accommodation are occupied to date.
- 7.5 Works continue on phase 1 of McGrigor Zone D. This is located north of the Cambridge Military Hospital and east of Maida. The phase will provide a total of 116 residential units.
- 7.6 The Cambridge Military Hospital site, including part of the adjoining McGrigor Zone, has recently been acquired by Weston Homes who plan to start the restoration and conversion of the Victorian hospital and ancillary buildings in the summer of 2019, with the project anticipated to be phased over several years. Grainger plc selected Weston Homes, a recognised specialist in the restoration of historic buildings, to undertake the conversion of the Cambridge Military Hospital and ancillary buildings. Weston Homes have previously restored historic buildings including Royal Earlswood Hospital, the Denham Film Studios, Mayfield College and Preston Hall. The Council's Planning team is currently working with Weston Homes to approve the relevant pre-commencement planning condition details to allow works to commence on site.

8. Recommendation

- 8.1 That the report be NOTED

Tim Mills

Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

BACKGROUND PAPERS: None.

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