

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 18th September, 2019 at 7.00 pm*

To:

VOTING MEMBERS

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

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

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

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

NON-VOTING MEMBERS

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

STANDING DEPUTIES

Cllr Gaynor Austin
Cllr Sophia Choudhary

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

A G E N D A

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

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

2. **MINUTES** – (Pages 3 - 10)

To confirm the Minutes of the meeting held on 14th August, 2019 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 11 - 86)

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1948 on planning applications recently submitted to the Council (copy attached).

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

Item	Reference Number	Address	Recommendation
1	18/00225/LBCPP	Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot	For information
2	18/00367/OUTPP	Former Police Station, Pinehurst Avenue, Farnborough	For information
3	19/00409/FULPP	117 Farnborough Road, Farnborough	For information
4	19/00432/PINS	Esso Pipeline	For information
5	19/00517/FULPP	Units 2A and 3, Blackwater Shopping Park, Farnborough Gate, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
6	19-54	19/00337/FULPP	Meudon House, Meudon Avenue, Farnborough	Grant

7	55-64	19/00469/REVPP	Units 6 and 7,	Grant
&		&	Westgate,	
8		19/00470/FULPP	Aldershot	

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 87 - 88)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. PLN1949 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

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

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

This page is intentionally left blank

Development Management
Committee 18th September 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

This page is intentionally left blank

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 14th August, 2019 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

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

Cllr R.M. Cooper
Cllr A.H. Crawford
Cllr P.I.C. Crerar
Cllr Mara Makunura
Cllr P.F. Rust
Cllr C.J. Stewart

Apologies for absence were submitted on behalf of Cllr Mrs. D.B. Bedford, Cllr P.J. Cullum and Cllr C.P. Grattan.

Cllr Gaynor Austin attended the meeting as a Standing Deputy.

Cllr R. M. Cooper, Cllr P. I. C. Crerar and Cllr Gaynor Austin arrived after the start of the consideration of Planning Application No. 19/00466/FUL (Moor Road Playing Fields, Moor Road, Farnborough) and did not vote on this item.

Non-Voting Member

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

15. DECLARATIONS OF INTEREST

There were no declarations of interest.

16. MINUTES

The Minutes of the meeting held on 17th July, 2019 were approved and signed by the Chairman.

17. PLANNING APPLICATIONS

RESOLVED: That

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

- * 19/00466/FUL (Moor Road Playing Fields, Moor 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. PLN1939, be noted; and
- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:
 - 18/00225/LBCPP (Ramsden Garden Wall Memorial – Montgomery Lines, Aldershot);
 - 18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);
 - 19/00337/FULPP (Meudon House, Meudon Avenue, Farnborough);
 - 19/00409/FULPP (Pinehurst House, No. 117 Farnborough Road, Farnborough);
 - 19/00432/PINS (Esso Pipeline);
- * The Head of Economy, Planning and Strategic Housing’s Report No. PLN1939 in respect of this application was amended at the meeting

18. 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
19/00466/FUL	Moor Road Playing Fields, Moor Road, Farnborough	Ms. S. Moyler	Against

19. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 85 NORTH LANE, ALDERSHOT

The Committee considered the Head of Economy, Planning and Strategic Housing’s Report No. PLN1940 relating to No. 85 North Lane, Aldershot. The Committee was advised that a fully enclosed garage with doors, which was deemed sub-standard in

size and unusable to accommodate a parked vehicle, had been constructed instead of the approved open car port to provide a third off-street parking space.

RESOLVED: The Committee noted that the Corporate Manager, Legal Services, had been instructed to issue a Breach of Condition Notice requiring the development to be carried out in accordance with the approved drawings.

20. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2019, AND WELLESLEY UPDATE**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1942 (as amended at the meeting) which provided an update on the position with respect to achieving performance indicators for the Development Management section of Planning and the overall workload of the section for the quarter from 1st April to 30th June, 2019. The Report also provided an update on the Wellesley development.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. PLN1942 (as amended at the meeting) be noted.

21. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. PLN1941 concerning the following new appeals:

Address	Description
No. 6 Church Avenue, Farnborough	Against the refusal of planning permission for the demolition of side extension and outbuilding and the erection of one detached three-bedroom house with attached garage and new access to highway for existing property. It was noted that this appeal was being dealt with by means of the written procedure.
No. 206 Sycamore Road, Farnborough	Against the refusal of planning permission for the demolition of existing buildings and the erection of a new building, part three-storey and part four-storey, with a mix of 11 dwellings with associated parking, access, cycle and bin provision. It was noted that this appeal was being dealt with by means of the written procedure.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. PLN1941 be noted.

The meeting closed at 7.35 pm.

CLLR B.A. THOMAS (CHAIRMAN)

This page is intentionally left blank

**Development Management Committee
14th August 2019**

Appendix "A"

Application No. & Date Valid: **19/00466/FUL** **28th June 2019**

Proposal: Provision of a Multi Use Games Area with 4 floodlights on 8m columns, a bmx pump track with 10 floodlights on 5m columns, two outdoor gymnasiums and footpaths, a youth shelter, formation of bunds and extension to existing car park. at **Moor Road Playing Fields Moor Road Farnborough Hampshire**

Applicant: Rushmoor Borough Council

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

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

2 Prior to commencement of the development hereby approved fully detailed plans and cross sections of the pump track and outdoor gym equipment (to include where appropriate landscape planting) 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.*

3 Prior to commencement of the development hereby approved a Construction Environment Management Plan (CEMP) will be submitted to and approved by the Local Planning Authority. The CEMP should include:
- details of material and fuel storage
-details of a temporary Sustainable Urban Drainage System to ensure good water quality on discharge to Cove Brook
-Safeguards to ensure no dust enters the riparian corridor

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

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

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

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

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

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

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

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

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

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

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

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

- 7 The floodlights must not operate outside the hours of dusk to 21:00 hrs 01 October to 31 March and time switches must be employed to ensure the floodlights switch off automatically at this time. Floodlighting shall not operate from 01 April to 30 September. The time switches and lights must be maintained properly throughout their operational life.

Reason - To safeguard the amenities of neighbouring occupiers.

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

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

- 9 Before the use of the development is commenced provision for car/cycle parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason - To ensure the adequate on-site car / cycle parking provision for the approved development

This page is intentionally left blank

Development Management Committee
18th September 2019

Head of Economy, Planning and
Strategic Housing
Report No.PLN1948

Planning Applications

1. Introduction

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

2. Sections In The Report

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

Section A – FUTURE Items for Committee

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

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

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

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

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

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

3. Planning Policy

- 3.1 Section 38(6) of the Town and Country Planning Act 1990 (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The development plan for Rushmoor comprises the Rushmoor Local Plan (February 2019), the Hampshire Minerals and Waste Plan adopted October 2013, and saved Policy NRM6 of the South East Plan. Relevant also as material considerations in the determination of planning applications are The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).
- 3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

4. Human Rights

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

5. Public Speaking

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

6. Late Representations

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

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

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

7. Financial Implications

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

Tim Mills
Head of Economy, Planning and Strategic Housing

Background Papers

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

This page is intentionally left blank

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 Aldershot</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>Police Station Pinehurst Avenue Farnborough Hampshire</p> <p>The future of this application is under review by the applicant. It may be superseded by a new proposal.</p>
3	19/00409/FULPP	<p>Erection of extensions and alterations to existing office building (Use Class B1) to facilitate conversion and change of use to residential use (Use Class C3) to provide 105 flats (comprising 7 X studio, 53 X 1-bedroom, 43 X 2-bedroom and 2 X 3-bedroom units); retention/provision of 199 on-site parking spaces and use of existing vehicular access to Farnborough Road; and landscaping including creation of new landscaped podium amenity courtyard (revised scheme following refusal of scheme the subject of planning application 18/00466/FULPP)</p>

		<p>117 Farnborough Road Farnborough Hampshire GU14 7JG</p> <p>The viability submission accompanying this application is under review prior to committee consideration.</p>
4	19/00432/PINS	<p>Southampton to London Pipeline Project will be located from the A327 crossing through the western section of Southwood golf course through to open land to the west of Cove Brook, along Cove Road, Nash Close then crossing the South Western main railway line to the west of Farnborough. After the railway crossing it will run east alongside the railway line to Stake Lane and then along the southern boundary of the allotments located off Prospect Road. It will then continue through Queen Elizabeth Park to the north of Farnborough Station followed by a crossing of the A325. It will then cross open land owned by Farnborough Hill School and will then continue under the North Downs railway line, A331, River Blackwater, Blackwater Valley and then continue out of the borough</p> <p>Esso Pipeline Rushmoor Borough Area Farnborough Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>
5	19/00517/FULPP	<p>Refurbishment and amalgamation of existing Units 2A & 3 Blackwater Shopping Park, including removal of existing mezzanine floors, revised car parking and servicing arrangements; relief from Condition No.4 of planning permission 93/00016/FUL dated 10 January 1994 to allow use as a foodstore (Use Class A1) with new mezzanine floor to provide ancillary office and staff welfare facilities, ancillary storage and plant machinery areas; use of part of new foodstore unit as self-contained mixed retail and café/restaurant use (Use Classes A1/A3); loss of existing parking spaces to front of proposed foodstore to provide new paved area with trolley storage bays and cycle parking; installation of new customer entrances to new units; widening of site vehicular access to Farnborough Gate road to provide twin exit lanes; and associated works</p>

		<p>Units 2A And 3 Blackwater Shopping Park Farnborough Gate Farnborough</p> <p>Responses to consultations on this application are under consideration prior to reporting to committee.</p>
--	--	---

Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

This page is intentionally left blank

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	Maggie Perry
Application No.	19/00337/FULPP
Date Valid	14th May 2019
Expiry date of consultations	21st June 2019
Proposal	Demolition of existing structures and erection of 197 dwellings comprising 86 one bedroom flats; 77 two bedroom flats and 34 three bedroom houses with associated access, parking and landscape arrangements.
Address	Meudon House, Meudon Avenue, Farnborough, Hampshire, GU14 7NB
Ward	Empress
Applicant	Bellway Homes (Thames Valley) Ltd
Agent	Carmelle Textor
Recommendation	GRANT subject to S.106 planning obligation

Description

The Application Site & Context

This irregular shaped site of some 2.1 hectares is located to the south of Meudon Avenue, to the west of the Council offices and 117 Farnborough Road, to the north of housing at Sunderland Place and Jupiter Close and to the east of housing at Elles Close and Pinehurst Avenue. It contains a two storey office building (some 7500 square metres gross internal area) dating from the 1980s with car parking (415 spaces) which surround the building. The site has been vacant since 2016 and was last occupied by IBM as part of a larger site including 117 Farnborough Road. It is currently enclosed with hoardings.

Vehicular access is from Meudon Avenue. When the site was in use together with 117 Farnborough Road, there was also access and egress on Farnborough Road, and a through route was created between the sites. Whilst there is a grass verge within the public highway on Meudon Avenue, there are no surfaced public footpaths fronting the site. A deceleration lane exists on Meudon Avenue for vehicles entering the site, which also acts as an acceleration lane for vehicles leaving the Council offices and travelling west.

Various trees within site are subject to Tree Preservation Order 363, whilst trees within/adjacent to the rear garden of 17 Jupiter Close are subject to Tree Preservation Order 422. There are changes in level across the site with the highest points on Meudon Avenue and in the south east corner. Meudon Avenue, a dual carriageway with a 40 mph speed limit and a major arterial road, forms the boundary between Farnborough town centre and the built up area of Farnborough to the south. Meudon Avenue also links the Pinehurst roundabout to the east with the Sulzers roundabout to the west.

Jupiter Close and Sunderland Place, part of the Farnborough Central residential development, are situated to the south of the site and comprise terraces of two and three storey dwellings built in the last 10 years. They are contemporary in design with curved roofs, and balconies on the front elevations of the three storey buildings. 8 Jupiter Close and 18 Sunderland Place have side elevations to the southern site boundary. 9-17 Sunderland Place and 9-17 Jupiter Close back onto the southern site boundary. There is a footpath which runs along the common site boundary to the rear of 9-17 Sunderland Place. This provides pedestrian and cycle access to Pinehurst Avenue to the west.

Elles Close and Pinehurst Cottages Pinehurst Avenue are to the west of the site. They comprise terraces of two storey dwellings built in the first half of the 20th century. 9 Pinehurst Cottages and 34 Elles Close are side on to the application site and 1-6 Elles Close have frontages overlooking the development. There is a children's play area to the west of 1-6 Elles Close.

Elles Hall, a car parking area, the former police station site and Westmead House are situated to the north of Meudon Avenue. Elles Hall is a two storey building in community use, the former police station site is cleared and hoarded and is the subject of a planning application which will be reported to this committee in due course. Westmead House is a six storey office building. They are located within Farnborough town centre within the defined Civic Quarter, an area identified for major regeneration.

The Council offices and the former offices of IBM at 117 Farnborough Road (Pinehurst House) are to the east of the site. The Council offices are three storey in height with car parking along the common site boundary. The former offices of IBM are vacant and comprise two decks of car parking (partially below ground) with two storeys of office space above. This building also has car parking along the common site boundary.

There is a footpath which extends from Farnborough Road in the east to Pinehurst Cottages in the west through the Farnborough Central site.

The Proposals

Planning permission was granted on the 8th March 2019 for the demolition of the existing building and the redevelopment of the site to deliver a scheme of 205 open market dwellings in the form of one substantial 6 storey apartment building (93 one bedroom flats and 80 two bedroom flats) and 32 three bedroom townhouses, together with associated access, parking and landscape arrangements (planning ref: 18/00140/FULPP). This permission has not been implemented and since the grant of the permission the site has been acquired by Bellway Homes.

The current application, submitted by Bellway Homes, seeks permission for an amended scheme. Notwithstanding this, the layout and massing of the scheme remains largely unchanged. The amendments proposed consist of:

- A reduction in the overall number of units by 7 dwellings
- A reduction in the overall height of the apartment block by one storey
- Reconfiguration of the internal layouts of both the apartments and the houses
- Changes in the elevation treatments of both the apartments and the houses

The revised scheme would provide 197 market dwellings comprising of 86 x one bedroom apartments, 77 x two bedroom apartments and 34 x three bed houses. As with the extant scheme, a substantial apartment building is proposed on the north east part of the site (the Meudon Avenue frontage) and rows of terraced houses and some semi-detached, are proposed to the south and west.

The existing vehicular entrance from Meudon Avenue would be retained and improved as the sole means of vehicular access. Various new pedestrian (and cycle) links would be created around the site perimeter, introducing permeability through the former commercial site. An existing electricity substation would be relocated to the south east corner of the site adjacent to car parking spaces.

The apartment building would have a maximum height of 5 storeys with a flat roof. The building would be generally rectangular in footprint (some 71 metres by 60 metres). It would be separated from Meudon Avenue by a landscaped buffer with a new footpath. At fourth floor level and above this would form a "U" shaped planform, open ended to the south. The frontage of the building and upper floors would shield a large central landscaped courtyard with access from fourth floor level. All flats would have access to their own private amenity space predominantly in the form of balconies. Residents' parking would be provided within the ground floor.

Terraced houses are proposed along the southern boundary of the site adjacent to Sunderland Place and Jupiter Close. A row of terraced/semi-detached houses is proposed along the western boundary of the site, to the west of the apartment building, perpendicular to Meudon Avenue. A pair of semi-detached houses is proposed in the south west part of the site facing the terraced houses to the south. The houses would be 2 storeys in height with traditional pitched roofs, and accommodation within the roof space. All houses would have two parking spaces to the front, bin storage within the curtilage at the front and cycle storage facilities in the rear gardens. Rear garden depths would be in the region of 10.5 to 11 metres.

Three open areas of landscaped amenity space are proposed within the site. The first on the Meudon Avenue frontage including the provision of a footpath linking the site with the Council offices to the east and a proposed crossing on Meudon Avenue to the west. The second area is between the townhouses. Footpaths within this space link the site into Elles Close leading to Farnborough business park and Horizon and Solartron retail parks beyond. The third is in the south east corner and will make provision for footpath/cycle links into the development site at 117 Farnborough Road and Farnborough Central.

The application is supported by a planning statement, a design and access statement, a transport statement/assessment, a transport note, a travel plan, a financial viability assessment, a preliminary geo-environmental risk assessment, a ground investigation report, a flood risk assessment, an air quality assessment, an acoustics report, a daylight and sunlight report, an energy statement, a utilities statement, an arboricultural impact assessment, tree schedule, a habitats regulations assessment, a preliminary ecological appraisal, a bat preliminary roost assessment, and a construction environmental management plan.

Relevant Planning History

The planning history of the site largely relates to use as offices for IBM. The following application is relevant to the consideration of the current scheme:

Reference:	Description:	Decision and date:
18/00140/FULPP	Demolition of existing structures and erection of 205 dwellings comprising 93 one bedroom flats; 80 two bedroom flats and 32 three bedroom townhouses with associated access, parking and landscape arrangements.	Granted subject to a s106 legal agreement on the 8 th March 2019

The above planning permission was not implemented. Following the grant of permission, the site was sold to the current Applicant.

Consultee Responses

HCC Highways Development Planning:	Raise no objection to the proposal subject to conditions and legal agreement.
Natural England:	Raise no objection to the proposal subject to legal agreement to secure SPA mitigation.
RBC Community - Contracts Manager:	Raises no objection to the proposal.
RBC Parks Development Officer:	Raises no objection subject to a financial contribution being secured.
RBC Ecologist Officer:	Raises no objection subject to conditions.
Scottish & Southern Energy:	Gives advice on electricity infrastructure in the area.
Environment Agency:	Raises no objection to the proposal subject to conditions and informatives relating to unforeseen contamination.
Hampshire Fire & Rescue Service:	Advises that the development should be undertaken in compliance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983 - Access for Fire Service. Comments are also made in respect of access for high reach appliances, water supplies, sprinklers and timber framed buildings.
Southern Gas Network (Formerly TRANSCO):	No views received.
RBC Environmental Health:	Raises no objection subject to conditions.
RBC Housing:	Raises no objection (following Independent viability Review)

RBC Planning Policy:	Raises no objection (following Independent viability Review)
HCC Surface Water Drainage Consultations:	Requested further information which is current being considered. An update will be provided at the Planning Committee Meeting.
TAG:	Raises no objection to the proposal.
RBC Arboricultural Officer:	Raises no objection to the proposal subject to compliance with the submitted tree protection measures.
Thames Water:	Raises no objection to the proposal.

Neighbours notified

In addition to posting a site notice and press advertisement, 168 individual letters of notification were sent to Elles Close, Farnborough Road, Jupiter Close, Lion Road, Bell Court Merlin Road, Meudon Avenue, Pinehurst Cottages Pinehurst Avenue, Pond Road and Sunderland Place. Letters were also sent to Homes England and XLB as owners of Farnborough Business Park.

Neighbour comments

Representations have been received from 5 York Road, 59 Highgate Lane, 3 and 16 Sunderland Place, 8 Jupiter Close and the Rushmoor Cycle Forum.

Objections have been received on the following grounds:

- Inadequate car parking spaces proposed to serve the development compared with the amount of cycle parking proposed;
- Traffic congestion and highway safety - The development will make the existing parking situation worse;
- Insufficient cycle links around and through the site - the development needs to integrate fully with the cycle network;
- Contrary to Government advice;
- Contrary to local planning policies;
- Effect on air quality;
- Unacceptable design or appearance;
- Visual harm;
- Overlooking - loss of privacy;
- Loss of trees;
- Impact on wildlife;
- Smells;
- Noise and disturbance;
- Increased crime;
- Insufficient information regarding screening to minimise impact on adjoining resident;
- Contractor parking close to the boundary with residents;
- Hours of construction;

- Contractor's screening could cause adjoining footpaths to be dark;
- The existing tree works to trees on the southern edge of the site has been carried out poorly and needs undertaking properly as the trees are impacting on neighbours;
- Query regarding communication regarding the date of demolition.

A detailed letter of objection has been received from The Rushmoor Cycle Forum. The objections can be summarised as follows:

- Contrary to Government and Local Planning Policies (provided list of relevant policy extracts);
- Recommend various on and off-site measures required to improve the cycle path connectivity of the site;
- Referred to current best practice contained within the London Cycle Network Design Manual

The letter was forwarded to the Applicant and a formal response to the issues raised together with amendments has been received. This response is discussed in detail in the commentary section of this report.

All material planning considerations raised above have been considered in the assessment of this planning application and where appropriate discussed in the commentary section of this report.

Policy and Determining Issues

Section 38(6) of the *Town and Country Planning Act 1990* (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009). The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019, is also a material consideration.

The site is within the built-up area of Farnborough, just outside of the defined town centre. Therefore the relevant Rushmoor Local Plan policies are SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), SP2 (Farnborough town centre), SP2.3 (Farnborough Civic Quarter), SP7 (Meudon House/115-117 Pinehurst), IN1 (Infrastructure and Community Facilities), IN2 (Transport), D1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE4 (Sustainable Water Use), DE6 (Open space, sport and recreation), DE10 (Pollution), LN1 (Housing mix), LN2 (Affordable Housing), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees and Landscaping), NE4 (Biodiversity) and NE8 (Sustainable Drainage Systems)

The Council's adopted supplementary planning documents (SPD) on 'Planning Contributions - Transport' 2008, 'Car and Cycle Parking Standards', 2017, Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated July 2019, The Farnborough Civic Quarter Masterplan SPD (June 2015), Farnborough Town Centre SPD (2015) and the advice contained within the National Planning Policy Framework/Practice Guidance are also material considerations in the determination of the application.

The main determining issues are the principle of development, the impact on the character and appearance of the area, the impact on adjoining neighbours, highways considerations, the living environment created, the provision of affordable housing, open space provision, nature conservation and the water environment.

Commentary

The principle of development

The principle of residential development on this site has been accepted through its allocation for residential use in the Rushmoor Local Plan (policy SP7). Further, there is an extant planning permission (approved 8th March 2019) for the demolition of the existing building and the redevelopment of the site to deliver a scheme of 205 market dwellings (planning ref: 18/00140/FULPP). There is no objection to the principle of development, subject to the proposal being found to be satisfactory in addressing the following matters in the context of the relevant policies of the development plan:

The impact on the character of the area

The extant permission for a development comprising a large residential building of 6 storeys in height and terraced town houses and was approved in the context of The Farnborough Town Centre and Civic Quarter SPDs which indicate that there will be a change in scale and form in relation to new development schemes in these areas. This is demonstrated by the increase in height and massing of new buildings including the North Queensmead redevelopment and the Premier Inn/Firgrove Parade sites. The Farnborough Civic Quarter SPD envisages a more efficient use of land which includes the introduction of taller buildings.

Whilst outside the Civic Quarter, it was considered with the previously approved scheme, that the proposed development would be seen in the context of it and the town centre to the north. Whilst recognising that the existing office building has a large footprint, the proposed apartment building would represent a significant change to this part of Meudon Avenue in terms of its height, use, massing and footprint. However having regard to the aspirations for the Civic Quarter to make more efficient use of a site in a sustainable location, the use of site levels and design to reduce the overall impact of the height of the apartment building, the housing layout within Farnborough Central and the relationship of existing flat buildings to housing within the adjoining Farnborough Central, no objection was raised to the proposal in terms of the impact of its scale and massing on the character of the area.

The submitted Design and Access Statement notes, the overall impression and character of the consented scheme is of a commercial rather than residential development. The current scheme has an almost identical layout to the extant permission. However, the apartment building would be one storey lower, reducing its impact on Meudon Avenue, and the elevational treatment of both the apartment building and the houses has been redesigned, together with the roof profile of the terraced houses, which now take a more traditional form.

The Design and Access Statement compares the elevations of the approved and the proposed schemes. In relation to the apartment building, it states *“Rather than expanses of brickwork, the re-planned elevation proposes a multi-layered façade which significantly reduces the vertical emphasis of the approved elevation, with larger window openings highlighted by panels of light brick alongside; the two brick choices of the approved development have been maintained and a third brick colour has been incorporated, in a blue/grey shade. This brick has been utilised to bring out the strong pattern of framing to the balconies, creating feature columns which both create privacy to these outdoor spaces, and visually break up the form of*

the building into more domestic-scale proportions.”

The approved three storey terraces featured flat mansard style roofs and formed identical rows of units with limited articulation and no variation. In this regard the submitted Design and Access Statement for the current scheme notes *“Whilst the approved design for the houses has a strongly repetitive character, this design approach significantly limits the variety of dwelling types which Bellway Homes seeks to offer its customers on new developments; as well as failing to create the variety and individuality in the townscapes which is necessary to promote the high standards of placemaking which Bellway insists on.”* As such, the proposed houses have been designed to provide more variety with *“...more individuality in the design of individual dwellings through the use of contrasting brickwork panels and introducing steps into the build line. The design also generally separates the long terraces of the proposed scheme into shorter terraces, reinforcing this more individualistic character.”*

It is considered that the treatment of the external appearance of the proposed scheme is superior in design and architectural quality to the extant scheme and would deliver a scheme with a more domestic character and appearance, appropriate to the new use of the site. As such, no objection is raised in relation to design and appearance and the impact on the character of the area. Notwithstanding this, a condition is proposed to seek details of external materials for approval prior to implementation of the relevant parts of the scheme.

Impact on neighbours

As previously discussed, the current scheme has an almost identical layout to the extant permission. However, the apartment building would be one storey lower and the bulk and massing of the roofs/third storeys of the terraced housing reduced.

The closest residential neighbours are located at Jupiter Close and Sunderland Place to the south and Elles Close and Pinehurst Cottages Pinehurst Avenue to the west. The proposal would introduce a different form, pattern, height and use of development in relation to these properties. However having regard to the existing pattern and form of development within Farnborough Central, the location of proposed rear gardens in proximity to the southern boundary, the resultant separation distances retained and the orientation of development, the proposal is considered acceptable in relation to Jupiter Close and Sunderland Place in terms of privacy and outlook. The comments made by residents about trees in proximity to the common boundary are noted and as set out below, an arboricultural maintenance programme is considered appropriate and can be secured by planning condition.

The proposal will change the outlook of residents in Elles Close and Pinehurst Cottages particularly those residents at 1-6 Elles Close, by virtue of proximity, pattern, height, form and use of development. However having regard to the location of car parking and/or gardens adjacent to the common boundary with these properties and the separation distances retained between buildings varying between some 22.5 metres (1-6 Elles Close), some 19 metres (34 Elles Close) and some 25 metres (9 Pinehurst Cottages) no material loss of privacy or outlook or unacceptable overshadowing is considered to result.

A new footpath link from the site between the proposed terraced buildings on the southern boundary into Farnborough Central is proposed via Sunderland Place. This would link into the footpath through the Farnborough Central development from Farnborough Road to Pinehurst Cottages. Footpaths are also proposed to link the development into Elles Close and Pinehurst Cottages. A footpath link is also proposed into the development site at 117 Farnborough Road. The proposed footpaths are likely to result in an increase in pedestrian/cycle movements in the area, particularly having regard to the provision of the new pedestrian crossing on Meudon

Avenue, which will have some impact on both existing residents of Sunderland Place, Elles Close and Pinehurst Cottages and future residents of the proposed development in terms of activity and disturbance. However having regard to the Government's aspirations to promote alternative modes of movement to the car, improved permeability through the site, the ability to secure an appropriate lighting strategy for the site and the Council's wider ability to deal with any potential anti-social behaviour issues which may arise no objection is raised to the proposed footpath links.

Meudon Avenue separates the site from the town centre and civic quarter to the north. Given the separation distance afforded by the dual carriageway and the potential for landscaping, the proposed development is not considered to prejudice the objectives for the redevelopment of either the town centre or the civic quarter nor result in unacceptable relationships with future residents of the proposed development. No objection is raised to the proposal in this regard.

The Council Offices lie to the east. Whilst the development will have an impact on this site by virtue of the increase in, and proximity, of built form and increased overlooking and potential overshadowing impacts, given the non-residential character of the council offices, the resultant impacts are not considered to result in material planning harm. No objection is raised to the proposal in this regard.

The closest proposed building to the common boundary with 117 Farnborough Road has a separation distance in excess of 45 metres. Given this and the location of car parking within 117 Farnborough Road, as existing and as proposed, no material harm to either office or residential occupiers of that site would result.

Given the above considerations, no objection is raised on grounds of any impact on neighbouring occupiers or uses.

Highway Considerations:

The application is supported by a Transport Statement, Transport Note, Construction Environmental Management Plan and a Travel Plan. Hampshire County Council (the Highway Authority) have been consulted and have raised no objection to the development following clarification on specific matters and subject to the imposition of the relevant planning conditions and legal obligations discussed below.

Trip Generation & Travel Plan

The application is supported by a Transport Statement/Assessment which demonstrates that the proposed residential redevelopment of the site would result in a reduction of trips for vehicular movements. It concludes that the development would have an overall positive impact as it is anticipated that it would reduce the total number of trips on the network than if the site were to be retained as offices. The County Highway Authority (CHA) have reviewed the current application and have commented that the trip generation and junction operation for the site was analysed for the extant permission and found to be acceptable. Given that the current application represents a reduction of 8 residential units, it is expected that there would be a further reduction in trips. Furthermore, the Applicant has agreed to enter into a section 106 agreement to secure an updated Travel Plan and Monitoring Fees in accordance with the CHA's requirements.

Car and Cycle Parking

The Council's supplementary planning document Car and Cycle Parking standards 2017 seeks

one car parking space per 1 bedroom dwelling and two car parking spaces for 2/3 bedroom dwellings. The proposed scheme for 197 new dwellings would provide a total of 359 parking spaces, comprising 305 spaces for residents and 50 spaces for visitors, in accordance with the Council's standards. 10% of parking spaces for residents with the apartment building would be provided with active charging points, and infrastructure requirements for passive charging is proposed for the remaining spaces.

The County Highway Authority has reviewed the proposals and confirmed that the layout of the parking arrangements would accord with the adopted standards. Conditions are proposed to ensure that the visitors parking spaces area clearly identified and to ensure that the electric vehicle charging points and associated infrastructure are implemented.

The Council's adopted cycle standards require one cycle space for a 1 bedroom dwelling and two cycle spaces for 2/3 bedroom dwellings. The standard also indicates that a mix of long term and short-term spaces is acceptable, as long as each residential unit has access to a minimum of one secure space. No specific quantum for visitor parking is set for cycles, but provision is recommended for larger developments of this scale.

The proposed scheme would provide 308 residents' cycle spaces, in accordance with the Council's Standards. 68 of the residents' spaces would be provided securely within the gardens of the proposed houses and 240 within secure cycle stores within the apartment block. A further 24 spaces would be provided as Sheffield stands for visitors. No objection is raised in relation to the level of cycle parking proposed. However, a condition is proposed to ensure that a reasonable proportion of the visitor's cycle parking spaces are provided with shelters.

Access

Vehicular access from Meudon Avenue remains in the same location at present including the retention of the deceleration/acceleration lane arrangement. The proposed scheme removes the historical secondary egress to the east that connected with Farnborough Road. An island is to be provided at the entrance to provide physical separation between traffic entering and leaving the site in response to the comments made by the County Highway Authority. An indicative layout for the provision of a pedestrian/cycle crossing on Meudon Avenue has been provided showing how this facility could be achieved and the applicant has agreed to a transport contribution towards this provision to be secured by S106 legal agreement. The site layout makes provision for improved pedestrian and cycle links to the north, south, east and west of the site

The existing vehicular entrance and egress to the site from Meudon Avenue would remain largely unchanged other than the incorporation of the island providing physical separation of traffic entering and leaving the site. This was a requirement of the extant permission and reflects the existing situation at the entrance to the Council Offices from Meudon Avenue. The applicant has agreed to the improvements and the island has been shown on the indicative drawings submitted with the current application. This is a matter which may be secured by way of condition and it is noted that separate consent for the works within the highway must also first be obtained from the Highway Authority.

Refuse and Recycling

Refuse & Recycling from the proposed townhouses is shown to be collected from the front of each property. The refuse strategy for the apartments includes four waste storage areas located two to the north and two to the south sides of the building, one waste area per core. The Applicant's Planning Statement explains that the current proposal involves "A

reconfiguration of the apartment bin stores and waste collection points. The extant permission approved a layby as the single point of waste collection for the apartments requiring a site wide management company to wheel the bins from the storage areas to the collection points on relevant days. The reconfiguration proposes an additional layby for refuse vehicles on the eastern boundary allowing refuse collection vehicles to collect waste directly from each of the four waste storage areas. This amendment is considered to be a material improvement and is in accordance with the Council's refuse collection requirements." In order to facilitate the proposed collection strategy, the internal road layout includes a turning point to the north-east corner of the site for refuse vehicles to enter and exit in forward gear. A swept path analysis for the refuse vehicles operated by Rushmoor, which are larger than standard refuse vehicles, has been provided. Further, the Applicant has confirmed that the surface of the internal access road will be constructed to withstand the weight of such a vehicle. Both the Council's Contracts team and the County Highway Authority are satisfied with the proposed arrangements and no objection is raised to the proposal in this regard.

Pedestrian and Cycle Links

The Rushmoor Cycle Forum raised objection to the current proposals as they did to the previously approved scheme. The original objection was made on the basis that the scheme failed to meet the policy objectives relating to walking and cycling as promoted by both Hampshire County and Rushmoor Borough Councils and Interim Advice Note 195. Their submissions suggested that the proposal failed to make walking and cycling journeys as attractive as using the car. In this regard the County Highway Authority (CHA) gave detailed consideration to the pedestrian and cycle network. A proposed crossing on Meudon Avenue was designed to serve both pedestrians and cyclists. The CHA also sought clarity from the applicant about how residents will reach the Meudon Avenue crossing location from the internal site roads by cycle. In this regard Appendix 4 of the Transport Note demonstrates the proposed access strategy and it was been confirmed with the applicant that "proposed sustainable mode routes" means the internal routes on the Proposed Access Strategy drawing will be suitable for both pedestrians and cyclists in the form of shared use paths. The CHA also sought clarity concerning the cycle link to the A325 Farnborough Road through Farnborough Central leading to Pinehurst Cottages as this existing route is not adopted highway and is not formally secured for public use in perpetuity. The CHA confirmed that records show this route has been open to the public for a number of years and it is included as a cycle route in Rushmoor's cycle network. As such in its view it is likely that some level of public access routes do exist and the risk of the route being closed is limited.

The applicant has confirmed that the current scheme has been designed cognisant of the Rushmoor Cycle Forum's previous objections and the proposals reflect the obligations previously secured. The former use of the site as offices did not provide pedestrian/cycle linkages with the town centre from Farnborough Central and beyond. The site is fenced at its west, east and south boundaries limiting permeability for pedestrians and cyclists. The submitted Transport Assessment confirms that the access strategy for the proposed development has aimed to maximise the opportunities for sustainable travel (e.g. walking and cycling). The Farnborough Civic Quarter SPD seeks to re-establish a network of connected streets and spaces in and around the Civic Quarter with improved pedestrian links from the south. It explains that there are a number of locations on Meudon Avenue which are used as informal pedestrian crossings owing to strong desire lines. The safety benefits of introducing a pedestrian crossing are acknowledged by the applicant and the County Highway Authority believes this facility is required due to the change in use from office to residential occupation. As with the extant permission, the applicant has agreed both to the principle of this crossing and to make a contribution of £105,000 (70% of the total cost) towards its delivery. In addition, the CHA has identified a need to make a minor improvement to the pedestrian route to Tower

Hill School in the form of making a contribution of £10,000 to formalise the link from Pinehurst Avenue to Sulzers roundabout underpass. The applicant has also agreed to this. These contributions can be secured by way of legal agreement/condition. The applicant is in the process of completing the requisite agreement.

The Transport Statement provides an assessment of the existing cycle infrastructure in the area and identifies a number of off road cycle routes in the vicinity of the site. In this regard continued segregated and off-road cycle routes are available alongside the A327 Elles Road, Pinehurst and Fowlers Avenue that are located close to the site. Cyclists can also use the underpasses below the Pinehurst and Sulzers roundabouts to travel towards the town centre and Farnborough Railway Station. The cycle route continues along a combination of off road and, quiet in road, sections from Pinehurst roundabout to the south along Farnborough Road. The statement concludes *“In general, there is a good provision of cycle route options within the local area, the links are in good condition with a mix of on-road quiet routes, shared pedestrian/cyclist routes and segregated routes which provide the opportunity for the uptake of cycling by future residents of the proposed development.”*

The Transport Statement explains *“In line with Farnborough Civic Quarter SPD aspirations to improve the site permeability, the proposals include various additional connection points and improve accessibility to the site via sustainable modes. In specific, in addition to the existing pedestrian connection to RBC offices on the north-east corner of the site, several connections are proposed in the north west, west and south-east corners of the site.”* The Transport Statement confirms that the access strategy proposes to:

- *Retain the vehicular access at Meudon Avenue;*
- *Retain pedestrian connection towards RBC offices and north to the town centre via Pinehurst Roundabout;*
- *Provide various pedestrian/cyclist connections to the west boundary connecting with Elles Close, and the Pinehurst Cottages link further towards Sulzers Roundabout underpass and access to shopping areas and schools to the west of the site;*
- *Provide a financial contribution towards the proposed pedestrian crossing envisaged on Meudon Avenue, to the north of the Proposed Development;*
- *Include a pedestrian connection towards the south towards the Farnborough Central development and Farnborough Business Park;*
- *Link to Pinehurst Passage that connects east towards Farnborough Road; and,*
- *Embeds an additional path towards a potential site south of RBC offices improving options for connectivity.*

The County Highway Authority have raised no objection to the current scheme subject to the relevant conditions and planning obligations being secured. The CHA previously noted the connection to Meudon Avenue is within the public highway and will be delivered when the Meudon Avenue toucan crossing is constructed. This will provide a cycle link from the site to the town centre when complete but will not be available from first occupation. It notes that the connections to Sunderland Place, Pinehurst Passage and Farnborough Road require third party land and agreement. However, the scheme makes provisions for these links to be made and no restrictive boundary treatments are proposed as a result of the current proposal. The CHA considered at least one formal cycle connection to the site should be provided from first occupation and recommended the provision of a cycle link to provide cycle connectivity from first occupation. This may be secured by condition. In this regard it is noted that the connection

to Elles Close over land within the ownership of Rushmoor Borough Council would be the most achievable.

The Applicant has provided a formal response to the Rushmoor Cycle Forum's objections to the current scheme and have also agreed to further some further improvements, commenting as follows:

"Points raised in relation to national and local policy are noted. We would like to confirm that the Transport Assessment produced for the extant consent and Transport Statement produced in support of the current proposals have been developed cognisant of these.

Further to this, we would like to confirm the following in relation to the remaining queries received within the letter mentioned above:

- 1. Overall, the proposed development brings along substantial improvements to the permeability and connectivity in the area as opens several new connections from the Site to its surroundings that do not exist in the current Site, as illustrated in Figure 4 of the Transport Statement submitted in support of the application;*
- 2. In addition, there is a commitment from the applicant to provide financial contributions to support key local infrastructure external to the site. These contributions are related to a controlled crossing on Meudon Avenue and the upgrading of a pedestrian link to Sulzers Roundabout;*
- 3. With regards in particular to cycle connections the accesses shown in Figure 4 of the Transport Statement will enable and improve cycling connectivity to the already established Farnborough Cycle Network. In particular, it will enable direct connections for cyclists to the 'off-road dedicated cycle lane' adjacent to the south boundary of the site (shown in green south of the Site within the RBC Farnborough Cycle Network map enclosed with this letter for ease of reference).*
- 4. Further to this, connections via the aforementioned cycle route leads to other local routes located immediately west (towards Sulzers roundabout) and the south east of the Site.*
- 5. Towards the north east, cyclists will be able to join the existing network approximately 80m east of the site at Pinehurst Roundabout where an off-road shared pedestrian/cycle route is available.*

It is noted the proposed development results in a reduced trip generation (including cyclists) compared to the extant consent, as established within the Transport Statement submitted in support of the planning application. Notwithstanding this, the applicant is willing to agree to the following additional and latest requests from the Cycle Forum:

- Sign a 20mph speed limit on all internal roads;*
- Provide raised tables on key crossings within the Site to prioritise cycle/pedestrian movements; and,*
- Provide a path suitable to cater for cyclists along the south east corner of the Site (path aligned as shown on Figure 4 of the Transport Statement submitted to support the application)*

Based on the above it is considered the level of commitment to sustainable measures via design and financial contributions go beyond to what already committed for the extant consent.

These are considered in line with the scale of the proposals to enable this development.”

Given the above, it is considered that the current proposal demonstrates an improved connectivity for sustainable modes that will benefit not only future residents at Meudon House, but also the wider area. Subject to the imposition of the relevant conditions and obligations, no objection is raised to the proposal in terms of pedestrian/cycle connectivity.

The Living Environment Created

A Daylight and Sunlight Report, Acoustics Report and Air Quality Assessment have been submitted in support of the planning application. The conclusions of the reports are accepted and the proposal is considered to provide an acceptable standard of accommodation to meet the occupational needs of future residents in relation to layout, natural light and sunlight and ventilation. All residents would have access to amenity space in the form of either private balconies/patios/gardens and communal landscaped amenity space.

The proposed accommodation comprises a combination of one and two bedroom flats and three bedroom houses. All of the dwellings would meet the nationally prescribed space standards published by the Department for Communities and Local Government in March 2015. A lift would be provided to the upper floors of the apartment block. Further, that applicant has confirmed that all the apartments will be built to satisfy the requirement of Building Regulations M4(2) and as such the 15% requirement of Policy LN1 would be met in relation to the provision of accessible and adaptable housing.

There would be a degree of overlooking within the scheme itself particularly between elements of the apartment building. However, the proposed layout is not unusual in a residential development of this type, and future residents will be aware of this when deciding whether to live there. No objection is raised to the proposal in this regard.

Noise

The submitted Acoustics Report concludes that the noise levels on the site are primarily from road traffic noise on Meudon Avenue and some aircraft using Farnborough Airport. Environmental Health have also previously raised a concern about potential noise nuisance arising from stray dogs being temporarily housed at the Council offices overnight or at weekends. This potential source of noise is also considered in the report.

The report therefore concludes that units with habitable rooms with windows in the northern facade fronting Meudon Avenue, will require enhanced glazing and acoustic passive ventilation, will be required. For all other dwellings, with the exception of plot 34, standard thermal double glazing and passive ventilation are recommended. For plot 34, which is the closest residential property to the temporary dog kennels, mechanical ventilation is recommended to minimise the need for future residents to open their windows.

The report also provides an assessment of the external amenity areas. It has been determined that balconies fronting Meudon Avenue are unlikely to achieve the target criterion of 55 dB LAeq,T. However, with the inclusion of a 2 metre high acoustic barrier, it is anticipated that the external noise criterion will be achieved in the gardens of the houses situated in the north-west of the proposed development. The gardens of the houses situated in the south of the site should achieve the external noise criterion. In addition and in recognition of the potential impact of the temporary dog kennels to the south-east of the site, it is recommended that a 2 metre high acoustic barrier in place of the standard garden fence be provided for the eastern boundary of the garden on plot 34.

Given the above, the Council's Environmental Health Officer has raised no objection in relation to noise pollution, subject to a planning condition to secure the mitigation measures outlined above.

Contamination

A Preliminary Geo-Environmental Risk Assessment, Ground Investigation Report and Contamination Assessment and Remedial Methodology have been submitted with the planning application. The investigations indicate that there is a low to moderate risk to future site users and controlled waters. Remediation is proposed to address risks from asbestos and PAH in Made Ground, together with elevated ground gas. The Council's Environmental Health officer has considered the submitted documents and proposed remediation strategy and has confirmed no objection, subject to appropriate planning conditions relating to unforeseen contamination and to seek details of the relevant verification reports.

Air Quality

The application is supported by an Air Quality Assessment. It concludes that the site is appropriate for its intended use. Further, having regard to the transport assessment which demonstrates that the proposed development will result in a reduction of trips for vehicular movements when compared to the B1 use of the site, Environmental Health are satisfied that the proposal will have a minimal impact on ambient air quality.

Affordable Housing Provision

No affordable housing is proposed to be provided and a Financial Viability Assessment has been submitted in support of the proposal. The planning policy background is that the lack of affordable housing contravenes local plan policy LN2 which require 30% affordable housing. The Council's Housing team also advise that this scheme is not policy compliant in that there is no provision of affordable housing of either rent or intermediate product types.

These concerns are noted. However, policy LN2 is qualified by the phrase "subject to site viability". Therefore, as with the previously approved scheme, the Financial Viability Assessment has been independently assessed. The independent assessment concludes that the current scheme would not be viable if it had to provide affordable housing on site, or if required to make a financial contribution towards affordable housing in lieu of on site provision. However, as with the previous permission, the Applicant has agreed to a post-implementation viability review if the construction of the development were not completed within 3 years. The Council's Housing Strategy and Enabling Officer has reviewed the Financial Viability report and accepts the findings. Therefore, subject to the obligations outlined above, no objection is raised to the proposal in terms of the provision of affordable housing.

Open Space Provision:

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

The current scheme presents a circumstance where a contribution towards off-site provision by way of a planning obligation is appropriate. The Council's Parks Development Officer has

reviewed the proposals and considers financial contribution towards renewal of skatepark provision in the Farnborough Town Centre area, the upgrading of existing playground at Elles Close, Farnborough and improvements to changing facilities at the Queens Road Recreation Ground, Farnborough. The applicant has agreed to this obligation. Therefore no objection is raised to the proposals in relation to the provision of open space.

Nature Conservation

Impact on the SPA

The Local Planning Authority is responsible for undertaking an appropriate assessment following the requirements of The Conservation of Habitats and Species Regulations 2010. The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage.

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

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. This includes the Suitable Alternative Natural Greenspace (SANG) at Bramshot within Hart in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA.

An allocation of SANG capacity has already been secured at the Bramshot SANG in relation to the extant permission and the requisite financial contribution paid. The applicant has also agreed to the Strategic Access Management and Monitoring (SAMM) contribution. Given this, Hart District Council have agreed to the principle and mechanism for the SANG allocation to be transferred over to the current (replacement) scheme, and in effect revoking the extant permission. These measures will be secured by appropriate provision in the section 106 legal agreement.

Natural England have been consulted in this application and advise that provided the scheme is in accordance with the Council's Thames Basin Heaths Avoidance and Mitigation Strategy it raises no objection to the proposal. Subject to the completion of the legal agreement to secure the SAMM contribution the proposal is considered to mitigate its impact on the Thames Basin Heaths Special Protection Area and on this basis no objection is raised to the proposal in this regard.

Impact on wildlife and ecology

The application is supported by a Preliminary Ecological Appraisal and a Bat Preliminary Roost Assessment. The Council's Ecologist has been consulted on this application and has raised no objection subject to the imposition of a condition to secure green infrastructure and net

biodiversity gain as required by the NPPF. Section 6.4 of the Preliminary Ecological Appraisal sets out several recommendations for ecological enhancements to achieve net biodiversity gain, including swift/bat boxes, hedgehog gaps in fences and appropriate planting/habitats. A condition is therefore proposed to secure such measures.

The submitted Bat Preliminary Roost Assessment has previously been approved by the Council as a condition of the unimplemented scheme. The assessment found negligible roosting potential for bats and recommended no further surveys. A such no further condition is proposed in respect of the current scheme. It is also noted that the grant of planning permission does not supersede the requirements of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and the developer has an obligation to contact Natural England in this regard.

Subject to the above measures being in place, no objection is raised to the proposal on nature conservation grounds.

Trees

A Tree Survey and Arboricultural Impact Assessment has been undertaken by Aspect Arboriculture and has been submitted with the application. The findings of the survey are in accordance with the survey which was undertaken to support the extant permission at the site. It concludes that only one category B tree (Scots Pine) is required to be removed to facilitate development. The remaining category B trees will be retained. A further 52 category C trees and seven category U trees will require removal (Cherry, Birch, Lawson Cypress, Corsican Pine, Oak, Scots Pine, Hornbeam, Evergreen Oak, Sycamore, Red Oak, Larch, Ash, Field Maple, Sweet Chestnut and Liquidamber) one of which should be removed on the grounds of sound arboricultural practice. Aspect advise that the loss of these low value trees can be satisfactorily mitigated through the implementation of an appropriate post-development landscaping and planting scheme. Those trees which are covered by a TPO will remain unaffected. The Council's Arboricultural Officer has reviewed the proposals and raised no objection subject to the provision of adequate tree protection measures including arboricultural supervision of works within Root Protection Areas throughout demolition and development and the adoption of a satisfactory landscape management plan of the communal spaces by site management. These measures can be secured by way of condition. As such, no objection is raised to the proposal in landscape terms.

Flood risk and Drainage

The site is within Flood Zone 1 and as such is considered to be at low risk of fluvial flooding. The application is supported by a flood risk assessment which includes a Surface Water Drainage Strategy. The surface water drainage strategy for the Proposed Development comprises the discharge of surface water runoff from the Proposed Development to an existing surface water sewer via a combination of hydro-brake, geo-cellular tanks, filter drains, bio-filter drains and permeable paving. Hampshire County Council (HCC) as Lead Local Flood Authority, the Environment Agency (EA) and Thames Water have been consulted on this proposal.

The EA have raised no objection subject to the imposition of a planning condition relating to any unforeseen contamination being discovered. Thames Water has raised no objection to the proposals in relation to the foul water and surface water network. HCC as the lead flood authority have assessed the planning application (and subsequent requested additional

information) and have sought further details from the applicant in relation to the existing drainage network and predicted areas of ground flooding, together with evidence that urban creep has been considered in the application. The Applicant has responded accordingly, and HCC are currently considering the submitted information. An update will be provided at the Planning Committee Meeting together with any associated planning conditions. A condition is proposed in relation to unforeseen contamination.

Conclusion

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

Full Recommendation

It is therefore recommended that the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the completion of an appropriate section 106 planning obligation by 29th November 2019 in respect of SAMM, open space contributions, affordable housing review mechanism and highway matters, including transport contributions and travel plan and monitoring fees and ensuring the transfer of existing SANG allocation from the previously approved scheme to the new proposal prior to implementation as set out in the commentary above, and the imposition of the following conditions and informatives:

That permission be **GRANTED**

However, in the event that a satisfactory s106 planning obligation is not completed by 29th November 2019 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal fails to make appropriate provision for affordable housing, open space, nor mitigate its impact on the highway and the Thames Basin Heaths Special Protection Area, contrary to the relevant policies of the Council's Development Plan and associated supplementary planning guidance:

Time limit

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

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

Approved Plans

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

091814-BEL-TV-LOC01; 091814-BEL-TV-LOC02 A; 091814-BEL-TV-01;
091814-BEL-TV-02 A; 091814-BEL-TV-03 A; 091814-BEL-TV-04 A; 091814-PER01;
091814-PER02; 091814-PER03; 091814-BEL-TV-SEC01; 091814-BEL-TV-SEC02;
091814-BEL-TV-SEC03; 091814-BEL-TV-SS01; 091814-BEL-TV-SS02;
091814-T01-E1; 091814-T01-E2; 091814-T01-E3; 091814-T01-P1; 091814-T02-E1;
091814-T02-P1 ;091814-T03-E1; 091814-T03-E2; 091814-T03-E3; 091814-T03-P1;
091814-T04-E1; 091814-T04-E2; 091814-T04-E3; 091814-T04-P1; 091814-BS01;
091814-BEL-TV-E1; 091814-BEL-TV-E2; 091814-BEL-TV-E3; 091814-BEL-TV-E4;
091814-BEL-TV-E5; 091814-BEL-TV-E6; 091814-BEL-TV-E7; 091814-BEL-TV-E8;
091814-BEL-TV-E9; 091814-BEL-TV-P1; 091814-BEL-TV-P2; 091814-BEL-TV-P3;
091814-BEL-TV-P4; 091814-BEL-TV-P5; 091814-BEL-TV-P6; 091814-BEL-TV-ATLP;
091814-50A; 091814-50B; 091814-50C; 091814-50D; 091814-50E; 091814-61A;
091814-62A; 091814-62B; 091814-70A; 091814-70B; 091814-70C; 091814-70D;
091814-78A and 091814-78B.

Transport Statement Version 2 ref: 70054052 (WSP, June 2019); Transport Note (WSP, 18th June 2019); Travel Plan Revision 2 ref: 70020462-TP (WSP, June 2019); Utilities Statement Revision 3 ref: 70054052 (WSP, May 2019); Arboricultural Impact Assessment ref: 10140_AIA.001 (Aspect, June 2019); Tree Schedule ref: 10140 TS 01 (Aspect, March 2019); (Energy Statement ref: 70054052 Revision 1 (WSP, May 2019); Daylight and Sunlight Report Revision 2 ref: 70054052-DS1 (WSP, May 2019); Ground Investigation Report ref: 70024052_Meudon houseGIR_V2 (WSP, May 2019); Air Quality Assessment ref: 70054052-AC1 001 (WSP, May 2019); Acoustics Report ref: 70054052-AC1 001 (WSP, May 2019); Habitats Regulations Assessment ref: 70054052 Rev 2.0 (WSP, May 2019); Preliminary Geo-Environmental Risk Assessment ref: 70054052-PRAR04 (WSP, May 2019); Preliminary Ecological Appraisal ref: 70020462 Rev 3 (WSP, May 2019); Bat Preliminary Roost Assessment ref: CRM.1265.003.EC.R.001 (Enzygo, January 2019); Construction Environmental Management Plan Issue 3 (Stuart Michael Associates, May 2019); Contamination Assessment and Remedial Methodology ref: CRM.1265.009. GE.R.001.A (Enzygo, May 2019); Flood Risk Assessment ref: 54052-FRA-005 Rev 7 (WSP, August 2019) and WSP Flood Risk Assessment cover letter ref: 70054052/AG/DH/01 dated 16th August 2019.

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

Demolition strategy

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

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

Tree Protection

- 4 Notwithstanding any details submitted with the application, no development or other operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, and moving of soil), until an Arboricultural Method Statement, to include a schedule of tree works and tree protection measures, together with a scheme for auditing tree protection and subsequent reporting, is submitted to and approved in writing by the local planning authority. Prior to first occupation of the development, a completion report shall be submitted to and agreed in writing by the local planning authority, to demonstrate satisfactory compliance with the tree protection measures outlined in the Arboricultural Method Statement as approved.*

Reason - To safeguard retained trees on the site, to safeguard the character and appearance of the area and biodiversity.

Levels

- 5 Notwithstanding any details submitted with the application no works of construction of the buildings hereby approved shall start until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives 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 and the character of the area.*

Materials

- 6 Prior to the construction of external walls, and installation of roofs and window frames, and notwithstanding the details submitted with the application, a schedule and/or samples of the materials to be used in these parts of the development shall be submitted to, and approved in writing by, the Local Planning Authority. The Development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.*

Traffic Island

- 7 Prior to the first occupation of the development, a traffic island shall be provided at the Meudon Avenue entrance to separate physically traffic entering and leaving the site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The island shall be provided in accordance with these details and thereafter maintained and retained.

Reason - In the interests of pedestrian and cyclist safety.*

Hard landscaping proposals including pedestrian and cycle connectivity

- 8 Prior to the installation of any paving, footpaths and roadways within the development hereby approved, and notwithstanding the details submitted with the application, details of the surfaces of all road, paths and hard landscaping, together with a scheme for pedestrian and cycle connectivity, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- (i) Pedestrian and cycle access to and routes within the site;
 - (ii) Location and details of raised tables on key crossings within the site to prioritise cycle/pedestrian movements;
 - (iii) Provision of a path suitable to cater for cyclists along the south east corner of the Site (path aligned as shown on Figure 4 of the Transport Statement hereby approved);
 - (iv) Scheme to implement 20mph speed limit on all internal roads;
 - (v) Detailed drawings/sections where appropriate; and
 - (vi) Schedule of materials/samples where appropriate.

The hard landscaping scheme shall be completed and retained in accordance with the details so approved prior to the first occupation of the development. At least one formal cycle connection to the site shall be operational prior to first occupation of the development.

Reason - To ensure satisfactory external appearance, drainage arrangements, site accessibility and to promote alternative modes of transport.*

Soft landscaping proposals and biodiversity enhancements

- 9 Notwithstanding the details submitted with the application, details of a landscaping scheme for the site, including measures for biodiversity enhancement including those outlined in section 6.4 of the Preliminary Ecological Appraisal ref: 70020462 Rev 3 (WSP, May 2019) hereby approved, shall be submitted to, and approved in writing by the Local Planning Authority. The scheme and enhancements so approved shall be implemented in full, prior to the first occupation of any part of the development or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

Reason – In the interests of the appearance of the site and to secure a net gain for biodiversity in accordance with the National Planning Policy Framework.*

Boundary Treatment

- 10 The development shall not be occupied until details of all screen and boundary walls, fences, hedges or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The design of garden fences shall have regard to the recommendations in section 6.4 of the Preliminary Ecological Appraisal ref: 70020462 Rev 3 (WSP, May 2019) hereby approved. The development shall be completed and retained in accordance with the details so approved prior to first occupation.

Reason - To safeguard the appearance of the site and the amenities of neighbouring properties.*

Parking

- 11 Notwithstanding the details submitted with the application, prior to first occupation of the development hereby approved, a detailed plan confirming the layout, allocation and marking out of the proposed parking spaces, including visitors' parking spaces, shall be submitted to and approved in writing by the local planning authority. The development hereby approved shall not be occupied until the car parking facilities shown on the approved plans associated with that part of the development they would serve are completed and ready for use. The parking spaces shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development).

Reason - To ensure the provision and availability of adequate off-street parking*

Cycle Parking

- 12 Notwithstanding the details submitted with the application, prior to first occupation of the development hereby approved, details of secure cycle parking facilities for the occupants of, and visitors to, the development shall have been submitted to and approved in writing by the Local Planning Authority. Such details shall include sheltered cycle parking where the provision is proposed outdoors. The approved facilities shall be fully implemented and made available for use prior to the first occupation of the part of the development to which they relate and shall thereafter be retained for use at all times.

Reason - To serve the functional of the site and promote alternative modes of transport.*

Street Lighting

- 13 Prior to first occupation of the part of the development to which it relates, details of a street lighting strategy including all parking areas shall be submitted to the Local Planning Authority for approval. Once approved the lighting shall be installed and made available for use prior to the first occupation of the development to which it relates and thereafter retained in operation.

Reason - In the interests of amenity and security.*

Noise Mitigation

- 14 Notwithstanding any details submitted in the application no dwelling shall be occupied until measures to protect buildings and garden areas from traffic or other external noise (including the dog kennels within the Rushmoor Borough Council site) have been implemented in accordance with a scheme to include, for example, bunds, acoustic barriers and double glazing, which has been first submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented as approved and retained for the life of the development.

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

Aerial/satellite/fibre facilities

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

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

Delivery of communal amenity spaces

- 16 Prior to the first occupation of any part of the development, details of the timetable for the provision of communal amenity spaces within the development and a maintenance strategy for the ongoing maintenance of these amenity spaces, shall be submitted to the Local Planning Authority for approval. Once approved, the communal amenity spaces shall be provided and managed in accordance with these details and thereafter retained/maintained.

Reason – To meet the recreational needs of future residents and to safeguard the appearance of the site.*

Arboricultural Management

- 17 Prior to the first occupation of any part of the houses hereby approved an arboricultural management strategy for trees within the site shall be submitted to the Local Planning Authority for approval, to include as a minimum annual inspections and remedial tree works as necessary to demonstrate good arboricultural management and to ensure appropriate relationships between trees, buildings and amenity space/gardens are retained both within and beyond the site.

Reason - In the interests of the visual amenities of the area and to safeguard the amenities of proposed and adjoining occupiers.*

Remediation Verification Reports

- 18 No occupation shall take place until a verification report demonstrating completion of works set out in the approved Contamination Assessment and Remedial Methodology and the effectiveness of the remediation shall be submitted to and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

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

Vehicular Access

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

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

Refuse and Recycling Storage

- 20 The refuse and recycling bin storage facilities as shown on the approved plans shall be provided and made available for use prior to first occupation of the relevant part of the development to which they relate, and thereafter retained for their designated purpose for the life of the development.

Reason - To serve the functional needs of the site and safeguard the amenities of the area.*

Electric Vehicle Charging Facilities

- 21 The electric charging facilities shown on the approved plans associated with that part of the development they are to serve have been completed and made ready for use by the occupiers prior to first occupation of that part of the development to which they relate. The electric charging facilities shall be thereafter retained

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

Construction Environmental Management Plan

- 22 The development shall be carried out strictly in accordance with the Construction Environmental Management Plan Issue 3 (Stuart Michael Associates, May 2019) hereby approved.

Reason - In the interests of highway safety, the amenity of neighbouring occupiers and local environmental conditions.

Contamination Remediation

- 23 The development shall be carried out strictly in accordance with the Contamination Assessment and Remedial Methodology ref: CRM.1265.009. GE.R.001.A (Enzygo, May 2019) hereby approved.

Reason - In the interests of highway safety, the amenity of neighbouring occupiers and local environmental conditions.

Permitted Development

- 24 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, E and G of Part 1 and Class A of Part 2 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties and the character of the area, including having regard to trees of amenity value and to prevent adverse impact on traffic and parking conditions in the vicinity.

Hours of Construction

- 25 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.

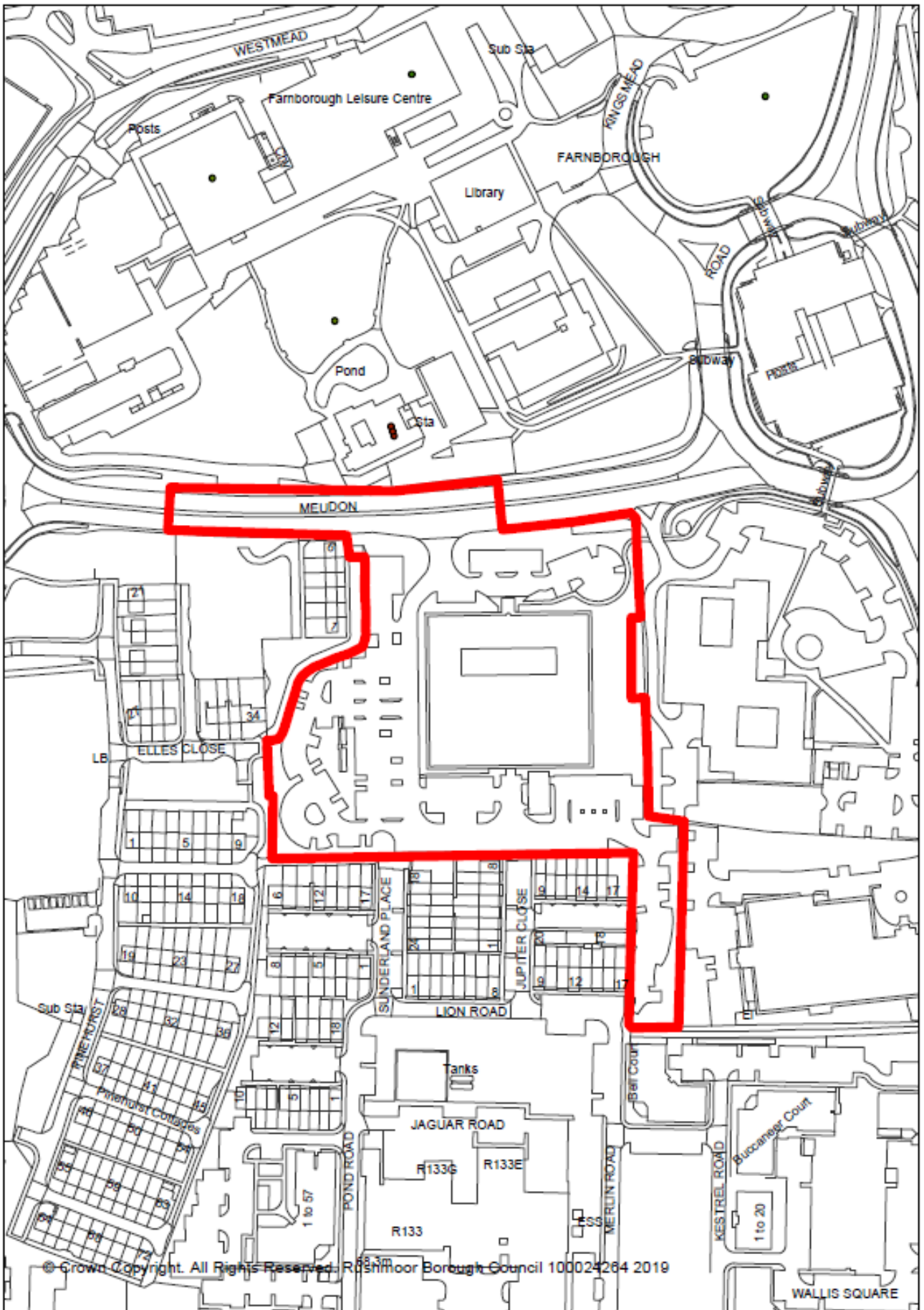
Informatives

- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal would have an acceptable impact on the character of the area, it would create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining non-residential and residential occupiers and meet the functional requirements of the development. The proposal is acceptable in highway terms, it makes satisfactory provision for affordable housing and public open space, addresses its impact on the SPA. It complies with the Council's Rushmoor Local Plan policies, the Council's adopted Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 2 **INFORMATIVE –** The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 3 **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.
- 4 **INFORMATIVE -** This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 **INFORMATIVE -** The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable.

- 6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
- 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 7 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 8 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.
- 9 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Operational Services.
- 10 INFORMATIVE - Future occupiers of the development should be made aware that aircraft approaching and departing TAG Farnborough Airport could be seen, and (dependent on weather conditions and ambient noise from other sources) heard from the application site.
- 11 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 12 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.
- 13 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during

development then all works must stop immediately and you should contact Natural England.

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





© 2011 The City of San Francisco
All rights reserved. No part of this document may be reproduced without the prior written permission of the City of San Francisco.





perspective view 02



perspective view 01



perspective view 03



southern elevation



dha architecture ltd

Brooklands Farm Business Park
Bottle Lane
Berkley
Berkshire
RG42 5JX

t. 0118 934 9660
e. sum@dharchitecture.co.uk
w. www.dharchitecture.co.uk

meudon house, farnborough

Southern Elevation

02.04.2019 revised
1:100 @ A1 scaling
JRH/sum

091814-BEL-TV-E3

© 2019 dha architecture ltd. all rights reserved. Images reproduced are for illustrative purposes only. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of dha architecture ltd.



northern elevation



dha architecture ltd

Brooklands Farm Business Park
Bottle Lane
Berkley
Berkshire
RG42 5JX

t. 0118 934 9660
e. sum@dharchitecture.co.uk
w. www.dharchitecture.co.uk

meudon house, farnborough

Northern Elevation

02.05.2019 revised
1:100 @ A1 scaling
JRH/sum

091814-BEL-TV-E1

© 2018 dho architecture ltd. All rights reserved. Limited reproduction is permitted
 without the prior written consent of dho architecture ltd.
 All other content is copyright of its respective owners. All other content is the property of its respective owners.



eastern elevation



dho architecture ltd
 Brooklands Farm Business Park
 Botle Lane
 Boreham
 Boreham
 RG42 5GX
 t. 0118 934 9995
 e. dho@dhoarchitecture.co.uk
 w. www.dhoarchitecture.co.uk

meudon house, farnborough

Eastern Elevation
 02.05.2018 revised
 1:100 @ A1 scaling
 JPH/000000
 091814-BEL-TV-E4

© 2018 dho architecture ltd. All rights reserved. Limited reproduction is permitted
 without the prior written consent of dho architecture ltd.
 All other content is the property of its respective owners.



western elevation



dho architecture ltd
 Brooklands Farm Business Park
 Botle Lane
 Boreham
 Boreham
 RG42 5GX
 t. 0118 934 9995
 e. dho@dhoarchitecture.co.uk
 w. www.dhoarchitecture.co.uk

meudon house, farnborough

Western Elevation
 02.05.2018 revised
 1:100 @ A1 scaling
 JPH/000000
 091814-BEL-TV-E2

**House Type
The Mason**

Room	Area (sqm)	Area (sqft)
Living Room	18.5	200
Bedroom	11.5	124
Bathroom	5.5	59
Kitchen	10.5	113
Dining Room	10.5	113
Hallway	3.5	38
Staircase	2.5	27
W.C.	1.5	16
En-Suite	4.5	48
Garage	18.5	200
Front Porch	2.5	27
Rear Porch	2.5	27
Back Garden	18.5	200
Front Garden	2.5	27
Roof	18.5	200
Basement	18.5	200
Attic	18.5	200
Overall Area	118.5	1278

- NOTE COMPLIANT AS A REFERENCE ONLY**
- PERMITTED DEVELOPMENT RIGHTS**
- Permitted Development**
1. Conversion of Floor Area & Built in Substructure, 200m² max
 2. Substructure, 200m² max
 3. 200m² max
 4. 200m² max
 5. 200m² max
 6. 200m² max
 7. 200m² max
 8. 200m² max
 9. 200m² max
 10. 200m² max
 11. 200m² max
 12. 200m² max
 13. 200m² max
 14. 200m² max
 15. 200m² max
 16. 200m² max
 17. 200m² max
 18. 200m² max
 19. 200m² max
 20. 200m² max



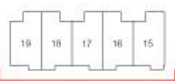
terrace 05 - floor plans

meudon house, farnborough

02/08/2019
 Proposed Floor Plans
 1:100 @ A2 scaling
 091814-200-P1



House Type The Mason Plot 20 Front Elevation
 House Type The Mason Plot 19
 House Type The Mason Plot 18
 House Type The Mason Plot 17
 House Type The Mason Plot 16

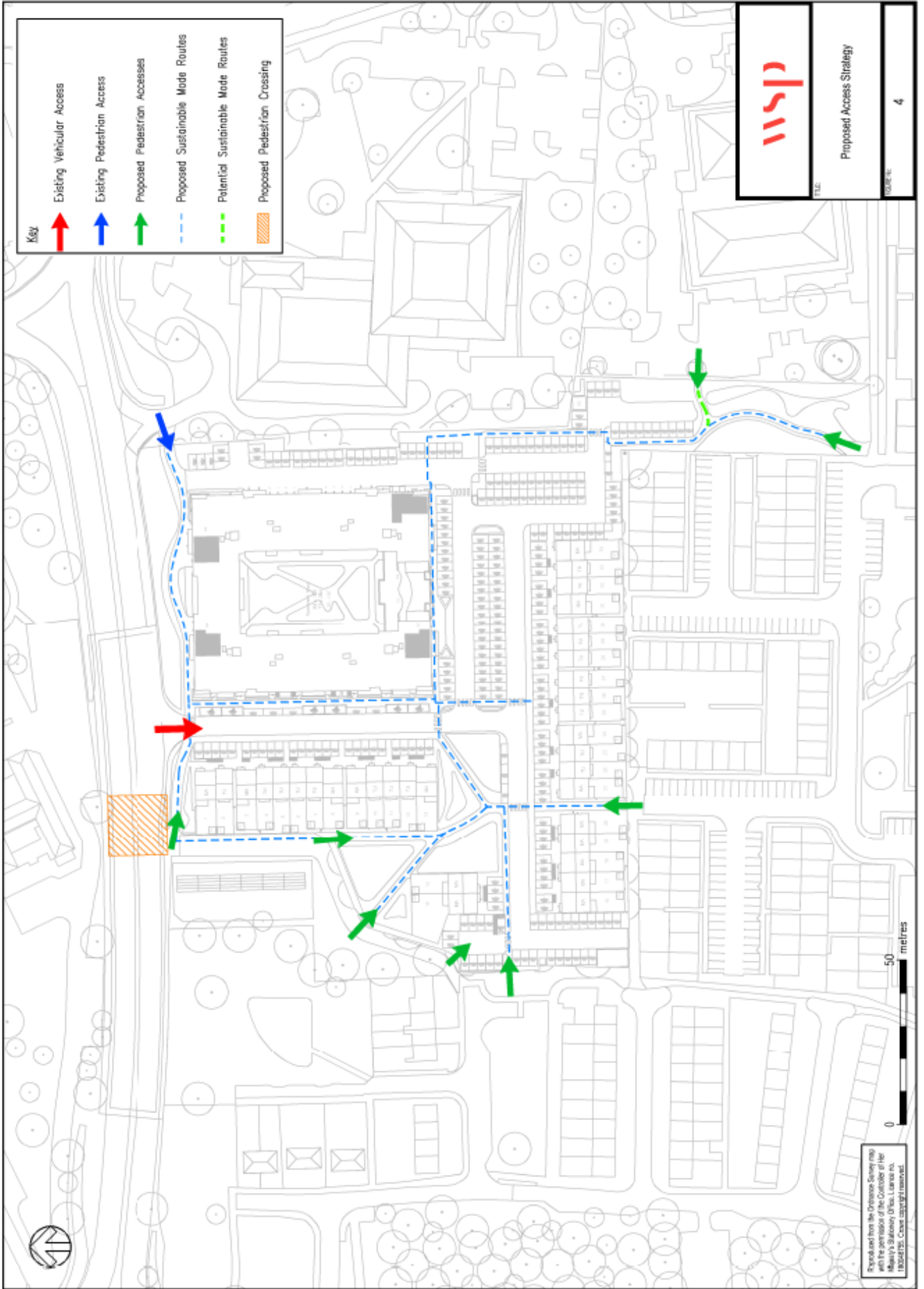


terrace 05 - elevations

meudon house, farnborough

28/01/2019 revised
 Front Elevation
 1:100 @ A2 scaling
 091814-200-E1





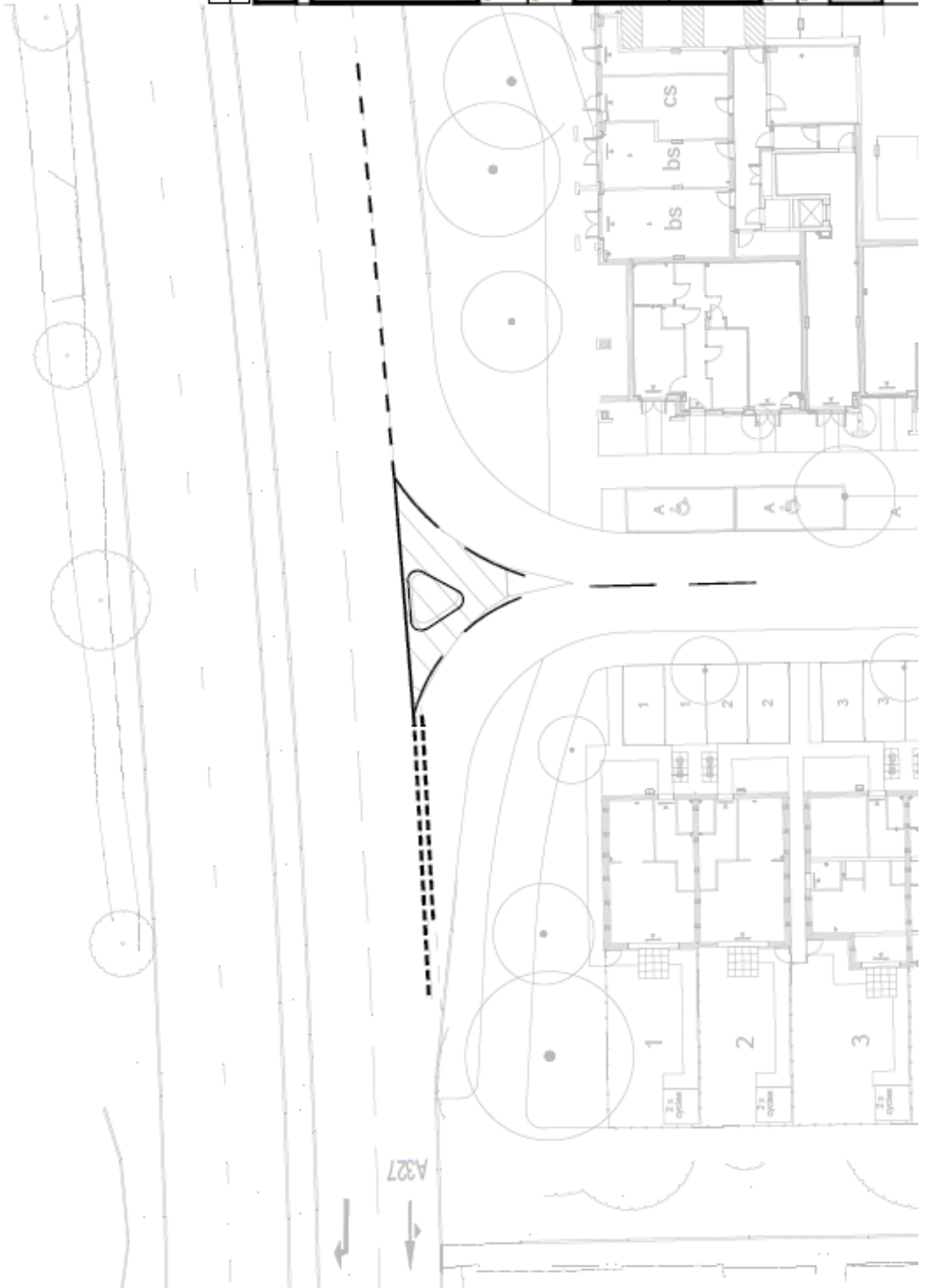
FM:\HW\UK\WSP\GROUP\CONCENTRAL_DATA\PROJECTS\705452\705452-NEILDON HOUSE BELMAY SCHEMES\3 WP DEVELOPMENT\TRANSPORT MODELS AND DRAWINGS\DEVELOPMENT\ALTOCK\FIGURES\705452-F14-ACCESS STRATEGY DWG.dwg (4/11/2016 14:50:34) by: MARIANNA, SHELLEY



DO NOT SCALE

NOTE

1. THIS DRAWING IS PRODUCED WITHIN THE SCOPE OF OUR CLIENT BRIEF IN CONSULTATION WITH THE PRINCIPAL DESIGNER UNDER THE CON REGULATIONS. BASED ON THE INFORMATION AVAILABLE TO THE DESIGNER AT THE DATE BELOW. NO REDUNDANT TESTS HAVE BEEN IDENTIFIED FOR A COMPETENT CONTRACTOR. SHOULD THE CONCEPT DESIGN ADVANCE TO THE PRELIMINARY DESIGN STAGE THE DESIGNER WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY APPROVALS FROM THE LOCAL AUTHORITY AND CONDUCTING A MORE THOROUGH RISK ASSESSMENT IN ACCORDANCE WITH THE REGULATIONS.



NO	DATE	BY	DESCRIPTION	DR	APP
1	17/06/2018	LS	FIRST ISSUE		

DRAWING TITLE: **50 - WORK IN PROGRESS**



Melidon House, Soling View, Scarborough, YO21 4AL, UK
 T: +44 (0) 1356 316 800 F: +44 (0) 1356 316 700
 www.wsp.co.uk

CLIENT: **BELLWAY HOMES**

ADDRESS:

PROJECT: **MELIDON HOUSE**

FILE:

POTENTIAL ARRANGEMENT OF PHYSICAL ISLAND AT MELIDON HOUSE ACCESS

SCALE: 1:250	DRAWN: AG	APPROVED: AN
PROJECT NO: 70054052	DATE: JUN 15	

DRAWING NO: **70054052-SK-001**

© **WSP UK Ltd**

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.	19/00469/FULPP
Date Valid	16th July 2019
Expiry date of consultations	17th September 2019
Proposal	Change of use of two separate restaurant units (Use Class A3) to a gym (Use Class D2)
Address	Units 6 and 7 Westgate Aldershot
Ward	Wellington
Applicant	Legal & General Property
Agent	Miss Debra Bailey
Recommendation	Grant

Application No.	19/00470/REVPP
Date Valid	16th July 2019
Expiry date of consultations	17th September 2019
Proposal	Variation of Conditions 15 and 23 attached to planning permission 10/00076/FULPP dated 03/12/2010 to allow 24-hour operation of a gym (Class D2) at Units 6 and 7 and to increase the floor space of D2 Use Class in Westgate by 865sqm
Address	Units 6 and 7 Westgate Aldershot
Ward	Wellington
Applicant	Legal & General Property
Agent	Miss Debra Bailey
Recommendation	Grant

Description

Units 6 and 7 are at the western end of the Westgate piazza. Unit 7 has frontage opposite the Morrisons food store entrance and Unit 6 fronts the southern side of the piazza. They have a combined floor area of 850sqm. Until recently they were occupied by a Toby Carvery restaurant and Harvester restaurant but are now vacant. The application site has a Pizza Express to the east and the Travelodge Hotel to the rear. The other restaurants in the piazza include Nandos, Frankie and Benny's and Mimosa Asian Buffet.

The Westgate development was implemented following approval of planning application 10/00076/FUL in December 2010 for a 'Class A1 food store, cinema (Class D2), hotel (Class C1) and restaurant units (Class A3 with one Class A3/A4/A5 unit)'. From west to east it comprises a Morrisons supermarket, a paved piazza leading to Barrack Road flanked by restaurant units to the north and south, a 7-screen cinema at its eastern end with a side frontage to Barrack Road and a Travelodge Hotel fronting Alexandra Road. The development is served by a 566 space single level basement/ground floor car park. The restaurant and cinema facades to the piazza are made of opaque glass curtain walling and doors and larch and metal panel cladding. Westgate was a mixed use regeneration scheme for Aldershot town centre implemented specifically as a leisure hub linking the foodstore, restaurant uses and cinema with the town centre.

Conditions from planning permission 10/00076/FUL relevant to this planning permission are:

"15. *The following uses hereby permitted shall not be open to customers outside the following times:*

Class A1 – 0800 – 2200 Mondays to Saturdays, 10-1700 Sundays, 0800 – 2200 hours Bank Holidays

Class A3, A4 and A5 uses – 0800 – 2400 Mondays to Sundays (including Public Holidays)

Class D2 (cinema) – 0800 – 2400 hours Mondays to Thursdays, 0800 – 2300 hours Fridays to Saturdays, 0800 – 2400 hours Sundays not preceding Public Holidays and 0800 – 0230 hours Sundays preceding Public Holidays

Reason - To protect amenities of nearby residential properties

23. *The finished development shall contain no more than 3,033 sqm of Class C1 (hotel), 3,201 sqm of Class D2 (cinema), 7,663 sqm of Class A1 (foodstore and petrol filling station), 2,148 sqm of Class A3 (restaurant and cafes), and 409 sqm of Class A3/A4/A5. All figures are gross internal area (GIA). There shall be no increase in floor space by means of the installation of additional mezzanine floors or similar structures.*

Reason – To accord with the terms of the application and to ensure that the development does not have an adverse impact on the vitality and viability of the town centre shopping core as the focus for comparison goods sales in Aldershot. “

It is noted that the approved drawings designated Unit 7 (Harvester Restaurant) as having a flexible A3/A4/A5 use, whilst the other units were only permitted as A3 uses.

Advertisement consent applications for fascia signs for units 6 and 7 were approved in 2012 (ref 12/00416/ADVPP and 12/00916/ADVPP).

The application is seeking planning permission for a change of use of Units 6 and 7 from a restaurant (Class A3) to a gym (Class D2) and an amalgamation of the two units. It is intended that the gym operates on a 24-hour basis by 'Pure Gym'. The accompanying application therefore seeks variation of the relevant conditions attached to the overarching planning permission in order to permit the use as proposed.

The design and access statement states that 'Pure Gym operate from over 250 locations in the UK providing an economical membership for members of the public. There is a standard entry and security system that has been proven to be effective. It is anticipated that the new gym will create the equivalent of 8 full time staff positions'. The applicant has not provided a floor layout but it is anticipated that activity areas will be for free weights, cardio equipment and fitness studios.

Minor external changes are proposed, as follows:-

Unit 6 northern elevation

- Replace the existing glass swing door with glass automatic slide-opening doors. This will be the main entrance

Unit 7 western elevation

- Replace existing glazed folding screen opening with glass curtain walling and a central bi-parting exit door
- Roof plant replaced by 5 air conditioning compressor units

An acoustic report has been submitted with the application.

Consultee Responses

RBC Regeneration Team	Comments received that change of use reflective of industry trends
Environmental Health	No objection subject to receipt of sound proofing scheme
HCC Highways Development Planning	No objection
RBC Planning Policy	No objection as application is not contrary to relevant town centre policies

Neighbours notified

In addition to posting site notices 80 letters of notification were sent to adjoining and nearby properties in Westgate, Alexandra Road, Alexandra Terrace and Bell Chase.

Neighbour comments

In total 15 letters of objection from addresses in Aldershot, Farnborough, Fleet, Ash and Crondall were received making the following comments:

- There are already 3/5/several gyms in Aldershot; there is a 24-hour gym less than 100m away
- Westgate should be kept as a family and evening entertainment area, especially with projected increase residential populations from the town centre and Wellesley
- A large 24-hour operation is not acceptable in Westgate. This should be one unit, not two
- Reducing the number of restaurants reduces choice and people will go elsewhere
- The dining offering in Westgate also supports users of Princes Hall
- The change of use will waste the considerable investment the Council has made into Westgate, so the conditions of the original consent should be protected
- Adding a gym detracts from the intended character of Westgate as a leisure hub
- The site should enable local independent new restaurants and cafes not any tenant the landlords can easily find. The Council should work with the landlord to enable this
- Aldershot needs more shops, not gyms
- The leases last 10 – 15 years so it is important to protect the original intended purpose
- Westgate will become an extension of the High Street which will be terrible
- Quality dining is not a struggling sector
- A restaurant provides more employment than a gym
- The change of use is contrary to the Aldershot Town Centre Prospectus

2 letters of support from occupiers of addresses in Aldershot have been received:

- A new gym will be beneficial to the local economy and health and wellbeing of local residents
- Retail and dining is not a strong sector and a gym will provide permanent investment
- This chain is the best value for money and will open exercise opportunities for lower earning families and/or young people
- The gym will have a positive impact on visual amenity compared to empty units
- There are several empty units in Aldershot town centre – this will benefit the local economy

Policy and determining issues

The property is located in Aldershot Town Centre and the Westgate Site. The relevant policies of the Rushmoor Local Plan are SS2 (Spatial Strategy), SP1 (Aldershot Town Centre), SP1.3 (Westgate), IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment), DE8 (Indoor and Built Sport and Recreation Facilities) and DE10 (Pollution). Also of relevance is the Rushmoor Car and Cycle Parking Standards SPD, the Shop Front Design Guide SPD and the Aldershot Town Centre Prospectus.

The main issues in the determination of this application are the principle of development, design and impact on character of the site and area, impact on neighbouring amenity, parking and highways considerations and access for people with disabilities.

Commentary

Principle of development -

Policy SP1.3 Westgate states that 'Westgate is allocated as a leisure hub. The function of Westgate as a leisure hub will be protected. Within this area, development will be permitted for leisure, entertainment, cultural, hotel and restaurant uses that contribute to the vitality and

viability of the Town Centre'. Supporting text states that retail will not be permitted. Strategy c) of Policy SP1 Aldershot Town Centre is to 'to improve further the town's evening economy by supporting leisure development, entertainment and cultural facilities, and family restaurants focused around the leisure core of Westgate'.

Westgate was a major regeneration scheme for the western side of Aldershot town centre and was implemented as a leisure destination linking the foodstore restaurant uses and cinema with the town centre. The use of the units around the piazza were restricted to restaurant uses by condition 23 and condition 2 requiring the development to be carried out in accordance with the plans.

It is noted that the plans gave flexible permission for an A3 (restaurant) A4 (pub) or A4 (hot food takeaway) use for Unit 7. As it was taken up by an A3 use (Harvester restaurant) it is considered acceptable at this juncture that the flexible A3/A4/A5 use is removed from the permitted use classes on the site.

A gymnasium is a leisure use and is therefore not contrary to Local Plan policy in this regard. It is considered that this gym as proposed will not detract from the function of Westgate as a leisure hub. It will help to attract footfall in the centre day and evening. It is noted that the National Planning Policy Framework (2019) states that planning decisions should take a positive approach to the growth of town centres including their management and adaptation.

Subject to the imposition of a condition that the amalgamated sites shall only be used for the purpose of a gym and no other purpose, it is considered that the principle of the development in this location is acceptable.

It was not considered appropriate to impose a flexible use condition as the application is also seeking permission to change the hours of operation to 0000 to 2400 hours to operate on a 24 hour basis.

Design and impact on character of site and area -

The main and side entrance doors utilise existing entrance bays and the replacement frames would retain the prevailing pattern of the window lights on the facades in Westgate. The plans state that replacement glazing of the doors and surrounds will match existing, on each elevation. This is important so that the correct level of opaqueness of the glazing is retained in keeping with the rest of the restaurant facades in Westgate.

The elevation plans show indicative signage zones. They will be subject to a separate application for advertisement consent and do not form part of this application. Notwithstanding the proposed fascia signage zones are the same as those approved under previous advertisement consents.

Subject to a condition that materials match those existing materials on each elevation, it is considered that the impact of the proposal on the appearance and character of Westgate would be acceptable and in accordance with Policy DE1 of the Local Plan (2019).

Impact on neighbouring amenity -

Adjoining the site is a Pizza Express and adjoining the rear of the site is the Travelodge Hotel separated by a service/fire escape zone. The nearest residential dwelling is 40m to the south on Alexandra Road. A noise impact assessment report was submitted with the application

which has been reviewed by the Council's Environmental Health Office, who stated the following:

'The submitted Noise Impact Assessment by Sharps Redmore, dated 20 May 2019 (Doc Ref: 1918694) is considered acceptable. Whilst the existing party wall construction is considered sufficient to control normal airborne operational noise from the proposed gym use, the report does make several recommendations for controlling impact noise and noise from amplified music. There is no information available as to what types of equipment will be installed or the type of activity that will take place, so the report has assessed typical gym and fitness studio activities that would be likely to cause noise and disturbance, [such as dropping weights and amplified music] and investigated the likely impacts these would have on neighbouring uses/properties. Appropriate mitigation measures are then discussed. Should activities be planned for the proposed use that go beyond what has been assessed within this report then further assessment will be required to determine the level of mitigation required to minimise noise and vibration transmission to neighbouring uses.

Environmental Health recommend that the levels of acoustic mitigation proposed for each type of gym activity within the Sharps Redmore Report under section 6 be required as a condition in the event of an approval'

It is recommended that a condition is imposed that prior to the occupation or use of the development, a scheme of provisions for the control of noise emanating from the site be implemented in accordance with the details first submitted to an approved in writing by the Local Planning Authority'.

Subject to the above condition, the application would not cause harm to adjacent or nearby properties by way of noise and would comply with Policies DE1 and DE9 of the Local Plan in this regard.

Parking and highway considerations -

The change of use does not propose any alterations to the car parking or cycle storage provisions within the Westgate site.

No detailed floor layout has so far been provided. However, based on an estimated 775sqm of fitness activity areas accounting for changing rooms and office space the proposed use would generate a requirement of 70 spaces under the Car and Cycle Parking Standards SPD. Using the current standards, the previous restaurant use generated a higher demand of 90 spaces based on dining areas.

Hampshire County Council Highways have reviewed the TRICS database for trip analysis data for the proposed use, and are satisfied that car journeys generated during the Friday evening peak of 1700 hours to 1800 hours would reduce and the morning peak increase would neither be significant over the extant restaurant use. The applicant has also submitted trip analysis data.

There are 26 Sheffield cycle stands on the Westgate site, 12 on the piazza level and 12 in the car park. With a capacity of 52 bicycles it is considered that is sufficient to cater for the demand generated by the proposal.

The application would have appropriate parking provision and would comply with Policy IN2 of the Rushmoor Local Plan and the Car and Cycle Parking Standards SPD.

Access for people with disabilities -

The proposed gym would retain an existing fully-accessible pedestrian entrance from the piazza.

Conclusions -

The proposed change of use application and associated application to vary conditions 15 and 23 of planning permission 10/00076/FULPP is considered to be compatible with the function of Westgate as a leisure hub and the terms of the original application, and it would have an acceptable impact on the character and appearance of the site, on the amenity of neighbouring properties and on parking provision and highway safety and would be in accord with Policies SS2, SP1, SP1.3, DE1, DE10, and IN2 of the Rushmoor Local Plan (2019) and the relevant provisions of the Car and Cycle Parking SPD and Shop Front Design Guide SPD.

Full Recommendations

A. 19/00469/FULPP

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:

2157 L1 - Location Plan 2157 X01A - Existing floor plans 2157 X02 A - Existing roof plans 2157 P02A – Proposed floor plans 2157 P03A - Proposed elevations 2157 P02A - Proposed roof plans

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

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the amalgamated units shall be used only for the purpose of a gym and for no other purpose, including any other purposes within Class D2, without the prior permission of the Local Planning Authority.

Reason - To prevent the introduction of future alternative D2 or other uses that may be contrary to the function of the Westgate site as a leisure hub and in order for appropriate consideration to be given to such matters as impact on neighbours and highways.

- 4 The use hereby approved shall not commence until a scheme of provisions for the control of noise emanating from the site has been implemented in accordance with details to be first submitted to, and approved in writing by the Local Planning Authority. The measures installed shall be thereafter retained as approved.

Reason - To protect the amenity of neighbouring occupiers.*

- 5 The external materials used in the door replacements to facilitate the use hereby approved, shall match in colour and type those on each existing relevant unit facade.

Reason - To ensure external changes have an acceptable impact on appearance and character of the site and surrounding area.

- 6 No deliveries shall be taken at the premises except between the hours of 0700 - 2300 - Monday to Sunday (including Bank Holidays)

Reason - In the interests of residential amenity.

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 proposed change of use is considered to be compatible with the function of Westgate as a leisure hub and the terms of the original application, and it would have an acceptable impact on the character and appearance of the site, on the amenity of neighbouring properties and on parking provision and highway safety and would be in accord with Policies SS2, SP1, SP1.3, DE1, DE10, and IN2 of the Rushmoor Local Plan (2019) and the relevant provisions of the Car and Cycle Parking SPD and Shop Front Design Guide SPD.

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

B. 19/00470/FULPP

Grant variation of conditions 15 and 23 of planning permission 10/00076/FULPP dated 03/12/2010 as follows:

15. *With the exception of Units 6 and 7, the following uses hereby permitted shall not be open to customers outside the following times:*

Class A1 – 0800 – 2200 Mondays to Saturdays, 10-1700 Sundays, 0800 – 2200 hours Bank Holidays

Class A3, A4 and A5 uses – 0800 – 2400 Mondays to Sundays (including Public Holidays)

Class D2 (cinema) – 0800 – 2400 hours Mondays to Thursdays, 0800 – 2300 hours Fridays to Saturdays, 0800 – 2400 hours Sundays not preceding Public Holidays and 0800 – 0230 hours Sundays preceding Public Holidays

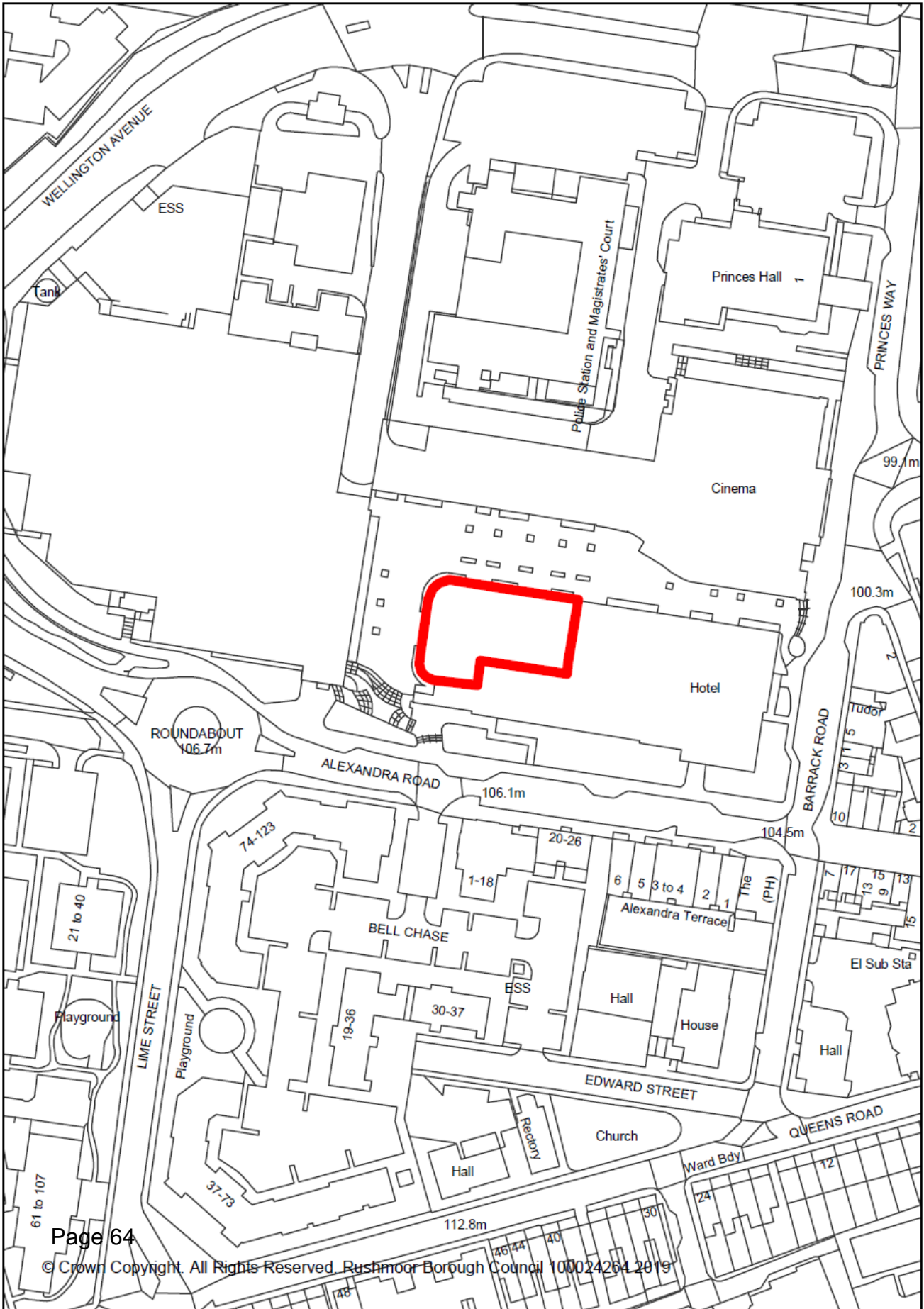
Reason - To protect amenities of nearby residential properties

23. *The finished development shall contain no more than 3,033 sqm of Class C1 (hotel), 3,201 sqm of Class D2 (cinema), 7,663 sqm of Class A1 (foodstore and petrol filling station), 850sqm Class D2 (gym), 1298 sqm of Class A3 (restaurant and cafes), and 409 sqm of Class A3/A4/A5. All figures are gross internal area (GIA). There shall be no increase in floor space by means of the installation of additional mezzanine floors or similar structures.*

Reason – To accord with the terms of the application and to ensure that the development does not have an adverse impact on the vitality and viability of the town centre shopping core as the focus for comparison goods sales in Aldershot. “

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 –The applicant is advised that all other conditions relating to planning permission 10/00076/FULPP dated 03/12/2010 remain in force.



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	18/00848/FULPP	Ward: Wellington
Applicant:	Mr Paul Beach	
Decision:	Permission Granted	
Decision Date:	30 August 2019	
Proposal:	Reconfigure parking layout reducing no. disabled spaces from 32 to 16, separating entrance and exit to multi storey car park and installing 8 brand new bays in landscaped areas of staff car park	
Address	Aldershot Centre For Health Hospital Hill Aldershot Hampshire GU11 1AY	

Application No	19/00191/FULPP	Ward: Rowhill
Applicant:	Shiva Cultural And Community Centre	
Decision:	Permission Granted	
Decision Date:	12 August 2019	
Proposal:	Removal of condition 2 (Restrictive Use to Dance School) attached to planning permission RSH04554 dated 14.10.1985, to allow premises to be used as a Community Centre and Place of Worship (Use Class D1 Non Residential Institution)	
Address	Oddfellows Hall Queens Road Aldershot Hampshire GU11 3JE	

Application No 19/00232/LBC2 Ward: Rowhill

Applicant: Mr Stuart Johnson

Decision: **Permission Granted**

Decision Date: 19 August 2019

Proposal: LISTED BUILDING CONSENT: Works to remove remnants of existing lath & plaster ceiling and installation of gypsum plasterboard replacement ceiling (amended description)

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

Application No 19/00291/COU Ward: Wellington

Applicant: Mr Anthony Peterkin

Decision: **Permission Granted**

Decision Date: 14 August 2019

Proposal: Change of use of Anglesey House from Offices (Use Class B1) to a flexible use for a Children's Nursery (Use Class D1) or Office

Address **Anglesey House Farnborough Road Aldershot Hampshire GU11 3BJ**

Application No 19/00328/CONDPP Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Conditions details approved**

Decision Date: 30 August 2019

Proposal: Submission of details part pursuant to condition 13 (drainage) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014 in relation to Reserved Matters Application Areas 15/00069/REMPP (Gunhill House and Water Tower), 15/00897/REMPP (Cambridge Military Hospital) and 15/00898/REMPP (Louise Margaret Hospital) within Development Zone C, Cambridge Military Hospital.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 19/00353/LBC2 Ward: Rowhill
Applicant: Mr Stuart Johnson
Decision: **Permission Granted**
Decision Date: 19 August 2019
Proposal: LISTED BUILDING CONSENT: Works to level and tile kitchen floor
Address **51 Sandford Road Aldershot Hampshire GU11 3AQ**

Application No 19/00354/LBC2 Ward: Rowhill
Applicant: Mr Stuart Johnson
Decision: **Permission Granted**
Decision Date: 19 August 2019
Proposal: LISTED BUILDING CONSENT: Installation of new kitchen including installation of Aga
Address **51 Sandford Road Aldershot Hampshire GU11 3AQ**

Application No 19/00355/LBC2 Ward: Rowhill
Applicant: Mr Stuart Johnson
Decision: **Permission Granted**
Decision Date: 19 August 2019
Proposal: LISTED BUILDING CONSENT: Works to increase opening of kitchen wall doorway to 2 metres in width including exposure of ceiling beam
Address **51 Sandford Road Aldershot Hampshire GU11 3AQ**

Application No 19/00359/FULPP Ward: Wellington
Applicant: C/O Agent
Decision: **Permission Granted**
Decision Date: 20 August 2019
Proposal: Phase 2 infrastructure works associated with Corunna Development Zone B including surface finishes and landscaping.
Address **Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 19/00367/FULPP Ward: Knellwood
Applicant: Dr M & S Hussain
Decision: **Permission Refused**
Decision Date: 13 August 2019
Proposal: Erection of two storey side extension
Address **145 Alexandra Road Farnborough Hampshire GU14 6RR**

Application No 19/00373/FUL Ward: North Town
Applicant: Mr G Lawrence
Decision: **Permission Granted**
Decision Date: 30 August 2019
Proposal: Erection of a part first floor and part two storey rear extension and dormer window to the side and a front porch
Address **36 Highland Road Aldershot Hampshire GU12 4SD**

Application No 19/00378/FULPP Ward: Knellwood
Applicant: Alexandra Road Properties Farnborough
Decision: **Permission Granted**
Decision Date: 16 August 2019
Proposal: Formation of an additional 1-bedroom 1-person occupancy lower ground floor flat (Flat No.7) in residential conversion scheme permitted by planning permission 16/00929/FULPP dated 26 January 2017
Address **137 - 139 Alexandra Road Farnborough Hampshire**

Application No 19/00381/CONDPP Ward: Wellington
Applicant: Mr Jack Riggs
Decision: **Permission Granted**
Decision Date: 22 August 2019
Proposal: Submission of details part pursuant (phase 1) to condition 3 (detailed drawings) of part reserved matters application 15/00069/REMPP dated 18th October 2016 (as amended by application 19/00209/NMAPP dated 7th May 2019).
Address **Gun Hill House And Water Tower Gun Hill Wellesley Aldershot Hampshire**

Application No 19/00393/FULPP Ward: Knellwood
Applicant: Mr Maynard
Decision: **Permission Granted**
Decision Date: 16 August 2019
Proposal: Erection of a front porch, single storey side and two storey side and rear extension and render the external walls
Address **Park End 152 Sycamore Road Farnborough Hampshire GU14 6RF**

Application No 19/00394/FULPP Ward: St Mark's
Applicant: Mr & Mrs Darren Harris
Decision: **Permission Granted**
Decision Date: 19 August 2019
Proposal: Erection of a single storey rear extension
Address **53 Peabody Road Farnborough Hampshire GU14 6EB**

Application No 19/00401/COND Ward: Wellington
Applicant: Mr Jack Riggs
Decision: **Permission Granted**
Decision Date: 22 August 2019
Proposal: Submission of details part pursuant (phase 1) to condition 3 (detailed drawings) of listed building consent application 19/00212/REV dated 8th May 2019 (variation of 15/0068/LBC2PP dated 18th October 2016).
Address **Gun Hill House And Water Tower Gun Hill Wellesley Aldershot Hampshire**

Application No 19/00412/FULPP Ward: Cherrywood
Applicant: Mr Gary Coles
Decision: **Permission Granted**
Decision Date: 14 August 2019
Proposal: Formation of a pitched roof
Address **5 Ballantyne Road Farnborough Hampshire GU14 8SN**

Application No 19/00417/FULPP Ward: North Town
Applicant: Mr Nawaraj Khapung
Decision: **Permission Granted**
Decision Date: 13 August 2019
Proposal: Retention of outbuilding to rear of property for ancillary and incidental domestic use
Address **65A North Lane Aldershot Hampshire GU12 4QF**

Application No 19/00418/TPO Ward: Knellwood
Applicant: Mr Bob Robbins
Decision: **Permission Granted**
Decision Date: 12 August 2019
Proposal: One Oak (part of group G1 of TPO 378A) and one Beech (T3 of TPO 378A) as per submitted plan, crown lift by no more than 3 metres. Remove and replace one Oak and one Cherry (both part of group G5 of TPO 378A) as per submitted plan
Address **Land Affected By TPO 378 - At Sycamore Road, Boundary Road And Virginia Gardens Farnborough Hampshire**

Application No 19/00420/FULPP Ward: West Heath
Applicant: Mr Singh
Decision: **Permission Granted**
Decision Date: 20 August 2019
Proposal: Part single storey, part two storey rear extension and single storey front extension
Address **20 Thames Close Farnborough Hampshire GU14 9ND**

Application No 19/00424/FULPP Ward: Cove And Southwood
Applicant: Mr James Berio
Decision: **Permission Granted**
Decision Date: 22 August 2019
Proposal: Erection of two storey side extension, single storey front extension, demolition of existing single detached garage and erection of single detached garage
Address **16 Windermere Close Farnborough Hampshire GU14 0JZ**

Application No 19/00425/COU Ward: Knellwood
Applicant: Mrs Hilary Jane Black
Decision: **Permission Granted**
Decision Date: 15 August 2019
Proposal: Change of use from mixed use as a physiotherapy centre and two bedroom residential flat to single family dwellinghouse
Address **194 Farnborough Road Farnborough Hampshire GU14 7JL**

Application No 19/00426/TPO Ward: Cove And Southwood
Applicant: Mr Martin White
Decision: **Permission Granted**
Decision Date: 16 August 2019
Proposal: Remove one Oak to rear (T54 of TPO 415A)
Address **120 Ively Road Farnborough Hampshire GU14 0LJ**

Application No 19/00430/CONDPP Ward: Wellington
Applicant: Castilo UK Development LTD
Decision: **Conditions details approved**
Decision Date: 15 August 2019
Proposal: Submission of details pursuant to Condition No.12 (Construction Management Plan details) and 14 (Site Investigation) of planning permission 16/00878/FULPP dated 3 March 2017
Address **52 Victoria Road Aldershot Hampshire GU11 1SS**

Application No 19/00436/FULPP Ward: Manor Park
Applicant: Mr Rhys Rutledge
Decision: **Permission Granted**
Decision Date: 29 August 2019
Proposal: Replacement of existing garage and conservatory with single storey rear flat roofed extension and new attached garage
Address **77 Boxalls Lane Aldershot Hampshire GU11 3QH**

Application No 19/00438/FULPP Ward: Manor Park
Applicant: Mr Adam Giles
Decision: **Permission Granted**
Decision Date: 27 August 2019
Proposal: Demolition of existing garage and erection of a single storey side extension
Address **3 Warwick Close Aldershot Hampshire GU11 3SX**

Application No 19/00441/TPO Ward: St John's
Applicant: Mrs Margaret Lee
Decision: **Permission Granted**
Decision Date: 16 August 2019
Proposal: One Oak (part of group G21 of TPO 358A see submitted application form) at 2 The Birches, remove the two lowest branches. One Oak (part of group G19 of TPO 358A) at 116 Fleet Road, cut back one branch facing the front of the house by no more than 5 metres
Address **Land Affected By TPO 358A - At The Birches, Conway Drive And Fleet Road Farnborough Hampshire**

Application No 19/00450/FULPP Ward: Cove And Southwood

Applicant: Mr & Mrs Kelsing

Decision: **Permission Granted**

Decision Date: 16 August 2019

Proposal: Erection of a single storey rear extension and retention of part of garage as additional kitchen space and part use as store area as relief of condition No: 9 attached to the original planning permission Ref: RSH/03302/04 dated 11 October 1984 (Erection of six dwellings with garages and access road)

Address **4 Sheffield Close Farnborough Hampshire GU14 0HZ**

Application No 19/00452/TPOPP Ward: Fernhill

Applicant: Mr Glock

Decision: **Permission Granted**

Decision Date: 19 August 2019

Proposal: One Beech (T2 of TPO 455) lateral reduction of no more than 3 metres on the over extended limbs of the entire circumference of the tree, to a height of no more than 14 metres, tapering the reductions into the upper crown leaving a radial spread of no more than 10 metres. Crown lift all round to no more than 6 metres from ground level by the removal of secondary limbs and epicormic growth and crown thin by no more than 15%

Address **12 The Findings Farnborough Hampshire GU14 9EG**

Application No 19/00455/TPOPP Ward: Fernhill

Applicant: Mr Chapman

Decision: **Permission Granted**

Decision Date: 19 August 2019

Proposal: One Oak (part of group G26 of TPO 357A) as per submitted plan, reduce the crown height by no more than 3 metres and sides by no more than 3 metres all round. Remove any dying branches and crown thin by no more than 15%. Crown lift to 6 metres from ground level (secondary branches only)

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

Application No 19/00456/FULPP Ward: Manor Park
Applicant: Mr Paul Veitch
Decision: **Permission Granted**
Decision Date: 04 September 2019
Proposal: Single storey rear extension
Address **1 Brockenhurst Road Aldershot Hampshire GU11 3HH**

Application No 19/00457/CONDPP Ward: Empress
Applicant: ABL Structural Projects Ltd
Decision: **Conditions details approved**
Decision Date: 15 August 2019
Proposal: Submission of details pursuant to Condition Nos.3 (Materials), 8 (Surface Water Drainage details) and 9 (Landscaping details of planning permission 18/00824/FULPP dated 27 June 2019
Address **Kinnoull 33 Clockhouse Road Farnborough Hampshire GU14 7QZ**

Application No 19/00464/TPO Ward: Knellwood
Applicant: Mr Wylie
Decision: **Permission Granted**
Decision Date: 29 August 2019
Proposal: One Oak (T43 of TPO 431A) reduce height by no more than 5 metres and sides by no more than 2.5 metres all round
Address **4 Wymering Court Farnborough Hampshire GU14 7DH**

Application No 19/00465/TPOPP Ward: Knellwood
Applicant: Mr Martin Wicks
Decision: **Permission Granted**
Decision Date: 02 September 2019
Proposal: Two Oaks (T36 & T37 of TPO 432A) crown reduce to previous reduction points and remove deadwood. Remove all branches that overhang neighbours roof at 21 Cedar Road
Address **25 Cedar Road Farnborough Hampshire GU14 7AU**

Application No 19/00477/FULPP Ward: St John's
Applicant: Mr Jones
Decision: **Permission Granted**
Decision Date: 16 August 2019
Proposal: Erection of a single storey rear extension following demolition of existing conservatory, erection of a front extension and conversion of existing garage
Address **17 Chiltern Close Farnborough Hampshire GU14 9SF**

Application No 19/00483/TPO Ward: Empress
Applicant: Mr Stephen Dungay
Decision: **Permission Granted**
Decision Date: 03 September 2019
Proposal: One Lime (T14 of TPO 448A) trim canopy to house aspect of 14 and 16 Green School Lane, to give no more than 2 metres clearance to both properties and repeat as required
Address **Koti 14 Greens School Lane Farnborough Hampshire GU14 7PS**

Application No 19/00485/NMAPP Ward: North Town
Applicant: Hill Partnerships Limited
Decision: **Permission Granted**
Decision Date: 16 August 2019
Proposal: Non-Material Amendments: (a) replacement of stone headers, cills and banding to rear of properties with matching colour brick; (b) amended arrangement and structure to maisonette ground floor communal entrances; (c) rear elevation window arrangement of Block 31 (Plots 537-556); and (d) separation of terraced houses from the southern-most apartment block at Block 35; as amendments to the development as originally permitted with planning permission 13/00081/FULPP dated 28 November 2014 as amended by planning permission 18/00321/REVPP dated 17 January 2019 and subject to details approved by condition approvals 17/00247/CONDPP dated 11 August 2017 and 18/00057/CONDPP dated 22 March 2018
Address **North Town Redevelopment Site - Stage 2 - Land Bounded By Eastern Road And Denmark Square Pegasus Avenue Aldershot Hampshire**

Application No 19/00486/LBCPP Ward: St Mark's
Applicant: Defence Infrastructure Organisation
Decision: **Permission Granted**
Decision Date: 05 September 2019
Proposal: LISTED BUILDING CONSENT : Asbestos removal works within building
Address **Old Military Swimming Baths Queens Avenue Aldershot Hampshire**

Application No 19/00489/CONDPP Ward: North Town
Applicant: Aldermen Properties
Decision: **Conditions details approved**
Decision Date: 29 August 2019
Proposal: Submission of details pursuant to Condition Nos.3 (external finishes, surfacing, fenestration and fittings), 4 (boundary enclosure details), 7 (landscape planting scheme), 10 (tree protection measures), 12 (Construction Management Plan), 16 (Sustainable Drainage System details) and 17 (acoustic protection details) of planning permission 18/00857/FULPP dated 25 January 2019
Address **The Farm House 1 Eastern Road Aldershot Hampshire GU12 4TB**

Application No 19/00493/FULPP Ward: St Mark's
Applicant: Mr Jason Brock
Decision: **Permission Granted**
Decision Date: 16 August 2019
Proposal: Erection of part two storey and part single storey rear extension
Address **61 Osborne Road Farnborough Hampshire GU14 6AP**

Application No 19/00494/TPOPP Ward: Knellwood
Applicant: Mr David Mowbray
Decision: **Permission Granted**
Decision Date: 04 September 2019
Proposal: One Lime (T40 of TPO 431A) reduce the crown in height by no more than 2 metres to create new pollard points and shape the lateral branches in to match creating new pollard points
Address **2 Wymering Court Farnborough Hampshire GU14 7DH**

Application No 19/00496/TPOPP Ward: Empress

Applicant: Miss Sandrine Maillard

Decision: **Permission Granted**

Decision Date: 04 September 2019

Proposal: One Common Oak (part of group G20 of TPO 444A identified as T2 on submitted plan) reduce extraneous bulge of crown to east aspect to Oak tree in front garden and remove deadwood.

Address **31 Leopold Avenue Farnborough Hampshire GU14 8NL**

Application No 19/00497/FULPP Ward: Knellwood

Applicant: Mr Stephen Gibbons

Decision: **Permission Granted**

Decision Date: 30 August 2019

Proposal: Erection of two storey side and rear extension and single storey side extension

Address **134 Farnborough Road Farnborough Hampshire GU14 7JH**

Application No 19/00498/REVPP Ward: Rowhill

Applicant: Mr Andrew Wolfe

Decision: **Permission Granted**

Decision Date: 06 September 2019

Proposal: Variation of Condition No.2 of planning permission 08/00488/FUL allowed at appeal dated 22 May 2009 to allow operation of floodlighting from 1830 to 2120 hours Monday to Friday April to September and 1500 to 2130 hours Monday to Friday October to March

Address **Aldershot Tennis Club Eggars Hill Aldershot Hampshire GU11 3NG**

Application No 19/00500/ADV Ward: Empress

Applicant: Holts Banking

Decision: **Permission Granted**

Decision Date: 16 August 2019

Proposal: Display of one internally illuminated fascia sign on side elevation

Address **31 - 37 Victoria Road Farnborough Hampshire GU14 7NR**

Application No 19/00505/CONDPP Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 20 August 2019

Proposal: Submission of details part pursuant (Louise Margaret Hospital - Phase 1a) to condition 4 (Post-demolition Survey) of reserved matters approval 15/00898/REMPP dated 18th October 2016.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00506/CONDPP Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 20 August 2019

Proposal: Submission of details part pursuant (Cambridge Military Hospital Phase 1a) to condition 4 (post-demolition survey) of reserved matters approval 15/00897/REMPP dated 18th October 2016.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00513/COND Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 20 August 2019

Proposal: Submission of details part pursuant (phase 1) to condition 4 (Structural Survey) of listed building consent application 19/00212/REV dated 8th May 2019 (variation of 15/0068/LBC2PP dated 18th October 2016).

Address **Gun Hill House And Water Tower Gun Hill Wellesley Aldershot
Hampshire**

Application No 19/00514/COND Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 20 August 2019

Proposal: Submission of details part pursuant (Louise Margaret Hospital Phase 1a) to condition 8 (demolition method statement) of listed building consent 15/00931/LBC2PP dated 18th October 2016.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00515/COND Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 20 August 2019

Proposal: Submission of details part pursuant (Phase 1 and 2) to condition 6 (Recording (Phase 1 and Phase 2) & Salvaging (Phase 1) of listed building consent application 19/00212/REV dated 8th May 2019 (variation of 15/0068/LBC2PP dated 18th October 2016).

Address **Gun Hill House And Water Tower Gun Hill Wellesley Aldershot
Hampshire**

Application No 19/00516/COND Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 22 August 2019

Proposal: Submission of details part pursuant (Cambridge Military Hospital Phase 1a) to condition 8 (demolition method statement) of listed building consent 15/00930/LBC2PP dated 18th October 2017

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00518/COND Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 22 August 2019

Proposal: Submission of details part pursuant (Cambridge Military Hospital - Phase 1a) to condition 5 (detailed drawings) of listed building consent 15/00930/LBC2PP dated 18th October 2016.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00520/COND Ward: Wellington

Applicant: Jack Riggs

Decision: **Permission Granted**

Decision Date: 20 August 2019

Proposal: Submission of details part pursuant (Louise Margaret Hospital - Phase 1a) to condition 4 (Post-demolition Survey) of listed building consent application 15/00931/LBC2PP dated 18th October 2016.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00521/COND Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 22 August 2019

Proposal: Submission of details part pursuant (Louise Margaret Hospital - Phase 1a) to condition 5 (Detailed Drawings) of listed building consent 15/00931/LBC2PP dated 18th October 2016

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00525/COND Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 20 August 2019

Proposal: Submission of details part pursuant (Cambridge Military Hospital Phase 1a) to condition 4 (post-demolition survey) of listed building consent application 15/00930/LBC2PP dated 18th October 2016).

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00528/COND Ward: Wellington

Applicant: Peter Luder

Decision: **Permission Granted**

Decision Date: 22 August 2019

Proposal: Submission of details part pursuant (Cambridge Military Hospital Phase 1a - Administration Block) to condition 6 (recording of parts to be demolished) and condition 7 (programme of salvage) of listed building consent 15/00930/LBC2PP dated 18th October 2016

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00529/COND Ward: Wellington

Applicant: Grainger Ltd

Decision: **Permission Granted**

Decision Date: 22 August 2019

Proposal: Submission of details part pursuant (Cambridge Military Hospital Phase 1b - Boiler Room and Kitchen Block) to condition 6 (recording of parts to be demolished) and condition 7 (programme of salvage) of listed building consent 15/00930/LBC2PP dated 18th October 2016.

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00530/COND Ward: Wellington

Applicant: Grainger LTD

Decision: **Permission Granted**

Decision Date: 22 August 2019

Proposal: Submission of details part pursuant (Louise Margaret Hospital Phase 1a and 1b Nurses Residence) to condition 6 (recording of parts to be demolished in respect of Phase 1a and 1b) and condition 7 (programme of salvage in respect of Phase 1a) of listed building consent 15/00931/LBC2PP dated 18th October 2016

Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension
Alisons Road Aldershot Hampshire**

Application No 19/00537/FUL Ward: Rowhill

Applicant: Mr And Mrs Sharpe

Decision: **Permission Granted**

Decision Date: 03 September 2019

Proposal: Erection of a first floor front extension

Address **6 Rossmore Gardens Aldershot Hampshire GU11 3XF**

Application No 19/00540/FULPP Ward: West Heath

Applicant: Mr Michael Brooks

Decision: **Permission Granted**

Decision Date: 27 August 2019

Proposal: Erection of single storey front, side and rear extension

Address **43 West Heath Road Farnborough Hampshire GU14 8QR**

Application No 19/00543/REXPD Ward: St John's

Applicant: Mrs Dawson

Decision: **Prior approval is NOT required**

Decision Date: 27 August 2019

Proposal: Erection of a single storey rear extension measuring 4 metres in length, 2.7 metres to the eaves and 2.7 metres in overall height

Address **17 Ladywood Avenue Farnborough Hampshire GU14 9SR**

Application No 19/00546/PDCPP Ward: West Heath
Applicant: Mr & Mrs Bennett
Decision: **Development is Lawful**
Decision Date: 30 August 2019
Proposal: Lawful Development Certificate: Formation of a dormer window to rear to facilitate a loft conversion, removal of chimney stack and insertion of front roof lights
Address **3 Lynn Way Farnborough Hampshire GU14 8RT**

Application No 19/00547/FUL Ward: Cove And Southwood
Applicant: Mr James Laney
Decision: **Permission Granted**
Decision Date: 30 August 2019
Proposal: Erection of a two storey side extension
Address **2 Cody Road Farnborough Hampshire GU14 0DN**

Application No 19/00549/FULPP Ward: Knellwood
Applicant: Mr Quentin Gillett
Decision: **Permission Granted**
Decision Date: 03 September 2019
Proposal: Erection of a single storey rear extension
Address **6A Pirbright Road Farnborough Hampshire GU14 7AD**

Application No 19/00555/REXPD Ward: North Town
Applicant: Mr Bob Statham
Decision: **Prior approval is NOT required**
Decision Date: 30 August 2019
Proposal: Erection of single storey rear extension measuring 6 metres in length from the original rear wall, 2.7 metres to the eaves and 3.8 metres in overall height
Address **60 Canning Road Aldershot Hampshire GU12 4RT**

Application No 19/00556/CONDPP Ward: Cove And Southwood

Applicant: Legal & General Property Partners (Life F

Decision: **Conditions details approved**

Decision Date: 05 September 2019

Proposal: Submission of details pursuant to Condition No.5 (existing and proposed levels details) of planning permission 16/00837/FULPP dated 19 March 2019

Address **The Crescent Southwood Business Park Summit Avenue
Farnborough Hampshire**

Application No 19/00557/REXPD Ward: Empress

Applicant: Mrs Shelley Bowman

Decision: **Planning Permission not required**

Decision Date: 29 August 2019

Proposal: Erection of a single storey rear extension measuring 5.5 metres deep from the original rear wall of the house x 3 metres to the eaves x 3.6 metres overall height

Address **20 Cabrol Road Farnborough Hampshire GU14 8NY**

Application No 19/00566/FULPP Ward: Cherrywood

Applicant: Mr & Mrs Chandra & Dubi Sanmani

Decision: **Permission Granted**

Decision Date: 03 September 2019

Proposal: Erection of a single storey side/rear extension

Address **3 Lancaster Way Farnborough Hampshire GU14 8JA**

Application No 19/00569/NMAPP Ward: Knellwood

Applicant: Mr & Mrs Pease

Decision: **Permission Granted**

Decision Date: 21 August 2019

Proposal: Non Material Amendment to planning application 19/00094/FULPP dated 11th March 2019 to replace three small Velux rooflights within the side facing roof slope with a small flat roofed dormer

Address **54 Manor Road Farnborough Hampshire GU14 7HL**

Application No 19/00572/CONDPP Ward: Cove And Southwood

Applicant: Legal & General Property Partners (Life F

Decision: **Conditions details approved**

Decision Date: 05 September 2019

Proposal: Submission of details pursuant to Condition No.16 (Site Investigation and Remediation Measure details) of planning permission 16/00837/FULPP dated 19 March 2019

Address **The Crescent Southwood Business Park Summit Avenue
Farnborough Hampshire**

Application No 19/00598/NMA Ward: Fernhill

Applicant: Mr Sanju Rai

Decision: **Permission Granted**

Decision Date: 06 September 2019

Proposal: Non material minor amendment: to allow a boiler flue on the roof slope of the single storey side extension

Address **29 Shepherds Walk Farnborough Hampshire GU14 9EZ**

This page is intentionally left blank

Development Management Committee Planning Report No. PLN1949
18th September 2019

Appeals Progress Report

1. New Appeals

- 1.1 One new appeal has been received and 'started' by the Planning Inspectorate since the last Committee meeting on 14 August 2019. There is also an update on an appeal previously reported to the Committee.
- 1.2 **Willow House 23 Grosvenor Road, Aldershot** : Against the refusal of planning permission for: Demolition of existing building and erection of part 3, part 4 and part 5-storey building containing 23 flats (2 x studios, 13 x one bedroom and 8 x two bedroom) and 2 retail units, with associated bin and cycle storage. This appeal is being dealt with by means of the written procedure. The Planning Inspectorate declined a request from the Appellant that it should be dealt with as a Public Hearing.
- 1.3 **206 Sycamore Road, Farnborough** : Against the refusal of planning permission for: Demolition of existing buildings and erection of a new building part 3 part 4 storey with a mix of 11 dwellings with associated parking, access, cycle and bin provision . The Planning Inspectorate initially advised that this appeal would be dealt with by means of the written procedure but have since advised that it will proceed by way of a hearing to be held at the Council Offices on 12 November 2019.

2. Appeal decisions

2.1 165 North Lane, Aldershot

- 2.2** In February 2019 the Development Management Committee refused planning application (18/00734/FULPP) for: Change of use from Retail (A1) to Hot Food Takeaway (A5) (Rooster Shack) on the following grounds:

1. The proposed development, by virtue of the absence of on-site parking, limited availability of on-street spaces during the evening and the corner location of the site, would be likely to attract indiscriminate and obstructive short term customer parking in the vicinity to the detriment of highway safety in the local area, contrary to Policies CP16 of the Rushmoor Core Strategy (2011) and Policy IN2 of the draft submission Rushmoor Local Plan (2017).
- 2.3 The site is located at the southern end of the North Lane shopping parade designated as a Local Neighbourhood Facility by Policy LN6 of the Local Plan (2019). The unit had been a secondhand furniture shop for a number of years. Vacant since July 2017, the application was for a change of use from retail to a Hot Food Takeaway.

- 2.4 The Inspector did not share the Council's view that the proposed use would generate hazardous and inconsiderate short-term parking close to the site entrance given the number of parking bays and a range of uses with different operating times in the street. Under Paragraph 109 of the National Planning Policy Framework (2019) the application should not be refused as the cumulative impact on the road network would not be severe, and the scheme would not be contrary to Policy CP16 of the Core Strategy or IN2 of the Local Plan. Noting the concerns about the health impact on local residents and school children the Inspector felt that the introduction of one more takeaway would not significantly alter the existing availability in the parade and gave that issue limited weight in the determination of proposal.

DECISION : APPEAL ALLOWED

3. Recommendation

- 3.1 It is recommended that the report be NOTED.

Tim Mills
Head of Economy, Planning and Strategic Housing