

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*to be held as a Virtual Meeting on
Wednesday, 22nd July, 2020 at 7.00 pm*

To:

VOTING MEMBERS

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

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

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

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

NON-VOTING MEMBERS

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

STANDING DEPUTIES

Cllr Sophie Porter
Cllr M.D. Smith

Enquiries regarding this agenda should be referred to Marion Young,
Democracy and Community, 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 - 6)

To confirm the Minutes of the meeting held on 24th June, 2020 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 7 - 52)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2024 on planning applications recently submitted to the Council (copy attached).

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

Item	Reference Number	Address	Recommendation
1	18/00367/OUTPP	Former Police Station, Pinehurst Avenue, Farnborough	For information
2	20/00149/FULPP	Units 2A & 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough	For information
3	20/00400/FULPP	Land at former Lafarge site, Hollybush Lane, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
4	13-24	20/00301/FULPP	Farnborough College of Technology, Boundary Road, Farnborough	Grant

Section D of the report sets out planning applications which have been determined under the Council's scheme of delegation for information.

4. **APPEALS PROGRESS REPORT – (Pages 53 - 54)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2025 (copy attached) on the progress of recent planning appeals.

MEETING REPRESENTATION

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

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

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Development Management Committee
22nd July 2020

Head of Economy, Planning and Strategic Housing

Declarations of interest

Name: Cllr _____

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

Agenda Item No.	Planning Application No.	Application Address	Reason

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 24th June, 2020 at 7.00 pm
via Microsoft Teams and streamed live.

Voting Members

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

Cllr Mrs. D.B. Bedford
Cllr J.B. Canty
Cllr R.M. Cooper
Cllr P.I.C. Crerar
Cllr P.J. Cullum
Cllr C.P. Grattan
Cllr Nadia Martin
Cllr B.A. Thomas

Apologies for absence were submitted on behalf of Cllr K. Dibble.

Cllr Sophie Porter attended the meeting as a Standing Deputy.

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 27th May, 2020 were approved and signed by the Chairman.

17. **PLANNING APPLICATIONS**

RESOLVED: That

- (i) 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. EPSH2020, be noted;
- (ii) the following applications be determined by the Head of Economy, Planning

and Strategic Housing, in consultation with the Chairman:

- * 20/00171/FULPP (Development at Union Street, Aldershot);
- * 20/00287/FULPP (Land at Solartron Retail Park, Solartron Road, Farnborough);

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

18/00367/OUTPP (Former Police Station, Pinehurst Avenue, Farnborough);

20/00149/FULPP (Units 2A & 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough);

20/00301/FULPP (Farnborough College of Technology, Boundary Road, Farnborough).

- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2020 in respect of these applications was amended at the meeting

18. **APPLICATION NO. 20/00171/FULPP - DEVELOPMENT AT UNION STREET, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2020 (as amended at the meeting) regarding the demolition of the existing buildings and construction of 100 residential units (Use Class C3) and 128 student units (Sui Generis) together with 2,237sm (GEA) of flexible retail/commercial/business/community floor space (Use Class A1-A5,B1,D1), public realm enhancements including hard and soft landscaping and associated access, servicing, car parking and cycle parking.

RESOLVED: That subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 or such other suitable alternative legal mechanisms to secure the planning obligations as set out in the Report (as amended at the meeting):

- (A) the Head of Economy, Planning and Strategic Housing be authorised to grant planning permission subject to the conditions and informatives set out in Report No. EPSH2020 (as amended at the meeting); and
- (B) The Head of Economy, Planning and Strategic Housing, in consultation with the Chairman of the Development Management Committee, be authorised, prior to the issue of planning permission, to:
 - i) add, delete or vary conditions as best required for securing the planning obligations;
 - ii) negotiate and agree the terms of any other agreements or

arrangements to secure planning obligations entered into with the Local Planning Authority, as the case may be.

19. **APPLICATION NO. 20/00287/FULPP - LAND AT SOLARTRON RETAIL PARK, SOLARTRON ROAD, FARNBOROUGH**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. EPSH2020 (as amended at the meeting) regarding the refurbishment, extension and amalgamation of Units 3 and 4 Solartron Retail Park to facilitate new enlarged single retail premises (Class A1) to be used as a 'foodstore' and associated works to Unit 2 Solartron Retail Park, service yard and reconfiguration of the car park; relief from Conditions No. 3 (to allow unrestricted servicing) and No. 7 (to allow a revised layout of service yard) of Planning Permission 03/00502/FUL, dated 10th March, 2005.

RESOLVED: That, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 and/or Deed of Variation to the 2005 s106 Agreement, dated 12th May, 2005 to:

- (a) secure £16,500 for the implementation, evaluation and monitoring of the Travel Plan;
- (b) vary the terms of the 2005 s106 Agreement, dated 12th May, 2005 relating to Solartron Retail Park to allow the proposed amalgamated retail unit created from Units 3 and 4 to be used for the retail sale of foodstuffs and non-bulky goods

the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission, subject to the conditions and informatives set out in Report No. EPSH2020 (as amended at the meeting).

20. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT**

(i) **No. 61 Rowhill Avenue, Aldershot –**

The Committee noted that the carport, due to its scale, design and siting forward of the principal elevation of the property, did not respect the established character and building line of Rowhill Avenue and had resulted in an obtrusive and overbearing development, harmful to the amenity of neighbouring properties and the character and appearance of the streetscene. The development therefore conflicted with Policy DE1 (Design in the Built Environment) of the adopted Rushmoor Local Plan (2014-2032) and Supplementary Planning Document 'Home Improvements and Extensions February 2020'.

RESOLVED: That the decision to take enforcement action, taken in accordance with the Council's Scheme of Delegation and outlined in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2021, be noted.

(ii) **No. 162 Fleet Road, Farnborough –**

The Committee noted that it was considered that the existing timber fencing and access gates and open sided outbuilding sited along the front boundary of the property gave rise to an unacceptable form of development that had an adverse impact on the character of the existing property and on the visual amenity of the street scene. Therefore, the proposal conflicted with the objectives of policy DE1 (Design in the Built Environment) of the Rushmoor Local Plan 2014 - 2032 Adopted February 2019.

RESOLVED: That the decision to take enforcement action, taken in accordance with the Council's Scheme of Delegation and outlined in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2021, be noted.

21. **DEED OF VARIATION - THE CRESCENT, SOUTHWOOD BUSINESS PARK, SUMMIT AVENUE, FARNBOROUGH**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2022 (as amended at the meeting) which sought authority to vary the terms of a legal agreement relating to affordable housing and Section 106 contributions, granted on 19th March, 2019, in relation to The Crescent, Southwood Business Park, Summit Avenue, Farnborough.

The Committee was advised that the developers were seeking a deed of variation of the S. 106 agreement in respect of:

- i) the Registered Provider's mortgagee duties prior to disposing of any Affordable Housing Units; and
- ii) the triggers for payment of financial contributions in respect of the Special Protection Area and off-site Public Open Space.

It was noted that the reason for seeking the variations was to assist the owner in coping with the financial effects of the Covid-19 pandemic and to enable the owner to commit to proceed with the development within agreed timescales to help secure the prompt delivery of market and affordable housing.

RESOLVED: That, subject to them being satisfied by 28th June, 2020 that there was no substantive reason not to proceed, authority was delegated to the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman of the Development Management Committee, to agree the details of and sign a deed of variation to the existing 106 agreement in respect of The Crescent, Southwood Business Park, Summit Avenue, Farnborough.

The meeting closed at 8.50 pm.

CLLR J.H. MARSH (CHAIRMAN)

Development Management Committee
22nd July 2020

Head of Economy, Planning and
Strategic Housing
Report No. EPSH2024

Planning Applications

1. Introduction

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

2. Sections In The Report

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

Section A – FUTURE Items for Committee

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

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

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

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

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

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

3. Planning Policy

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

4. Human Rights

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

5. Public Speaking

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

6. Late Representations

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

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

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

7. Financial Implications

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

Tim Mills
Head of Economy, Planning and Strategic Housing

Background Papers

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

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Section A

Future items for Committee

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

Item	Reference	Description and address
1	18/00367/OUTPP	<p>Outline application for the erection of up to 174 units across 8 storeys (plus a semi-underground car park) with associated car parking, cycle parking, open space, landscaping, lighting, drainage and associated infrastructure, engineering and service operations (all matters reserved)</p> <p>Police Station Pinehurst Avenue Farnborough Hampshire</p> <p>The future of this application is under review by the applicants. It may be superseded by a new proposal.</p>
2	20/00149/FULPP	<p>Refurbishment and amalgamation of existing Units 2A & 3 Blackwater Shopping Park, including removal of existing mezzanine floors, revised car parking and servicing arrangements; relief from Condition No. 4 of planning permission 93/00016/FUL dated 10 January 1994 to allow use as a foodstore (Use Class A1) with new mezzanine floor to provide ancillary office and staff welfare facilities, ancillary storage and plant machinery areas; use of part of new foodstore unit as self-contained mixed retail and cafe/restaurant use (Use Classes A1/A3); loss of existing parking spaces to front of proposed foodstore to provide new paved area with trolley storage bays and cycle parking; installation of new customer entrances to new units; widening of site vehicular access to Farnborough Gate road to provide twin exit lanes; and associated works (re-submission of withdrawn application 19/00517/FULPP)</p>

		<p>Units 2A And 3 Blackwater Shopping Park 12 Farnborough Gate Farnborough</p> <p>A number of issues remain unresolved. It is too early for this application to be considered by Committee.</p>
3	20/00400/FULPP	<p>Development of site to create a leisure facility comprising aquatic sports centre including cafe, gym, equestrian centre accommodation and ancillary facilities; equestrian centre and associated stabling; 21 floating holiday lodges with associated car parking, landscaping and bund; and provision of a 75 space North Camp Station car park with improved bus stop</p> <p>Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>

Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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

Case Officer	Katie Herrington
Application No.	20/00301/FULPP
Date Valid	15th May 2020
Expiry date of consultations	5th June 2020
Proposal	Erection of replacement part single storey, part two storey building for aerospace research and development ancillary to existing educational use
Address	Farnborough College Of Technology Boundary Road Farnborough Hampshire GU14 6SB
Ward	Knellwood
Applicant	Farnborough College of Technology
Agent	Mr Matthew Miller – ET Planning
Recommendation	GRANT planning permission

Description

The application site is located to the north western corner of the Farnborough College of Technology Campus, fronting Sycamore Road. The application site comprises 'Block C' and the car park to its front, which is located east of the University Centre building.

It is proposed to erect a part single storey part two storey building in the location of Block C to provide an Aerospace Research and Innovation Centre. The proposed building would be wider than the existing structure, resulting in a larger footprint (around 549.5sqm, compared to 490sqm as existing) and a larger floor area (820 sqm compared to 766sqm). It would have an overall height of around 9.5m (including plant). Due to its footprint, 3 visitor parking spaces – located to the front of Block C - would be lost.

Prior Approval has been granted for the demolition of the existing building – 'Block C' (19/00764/DEMOPP).

The proposal for an Aerospace Research and Innovation Centre reflects a recognised need to provide an exceptional regional educational and research hub. While some existing floor space has already been repurposed for this within Block D additional facilities are required in

the form of a purpose-built, state-of-the-art new building – the subject of this application.

Consultee Responses

RBC Employment And Skills	No objection
Environmental Health	No objection. The submitted Desktop Ground Investigation report has recommended that a limited site specific intrusive investigation be undertake. This can be secured by condition.
Hampshire County Council Highways	No objection.

Neighbour comments

In addition to posting a site notice, and press advertisement, 150 individual letters of notification were sent to neighbouring properties.

One response was received.

10 The Convent, Farnborough Road. I have no objection to the above reference, the erection of part two storey building at the technology college.

Policy and determining issues

The application site is located within the defined built-up area of Farnborough.

Local Plan Policies SS1 (Presumption in favour of Sustainable Development), SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment), DE10 (Pollution), and NE6-8 (Flooding & Drainage) are relevant. Also relevant is the Council's Car and Cycle Standards Supplementary Planning Document (SPD) adopted in 2017.

The main planning considerations in the determination of this application are;

- The principle of development
- Impact upon visual amenity
- Impact upon neighbours
- Highways considerations
- Flooding and drainage

Commentary

1. Principle

The proposal relates to the erection of a replacement building to function as an Aerospace Research and Innovation Centre. Prior Approval has been granted for the demolition of the existing building (19/00764/DEMOPP). There is no in principle objection to the erection of a new building.

It is intended that the proposed building would house a mixture of students and staff associated with the university (such as postgraduates and graduates) but also an element of start-ups working in the field of aerospace research and innovation. The existing use of the site - and Farnborough College as a whole – would fall within Use Class D1, however if considered in isolation, the use of a building by SMEs and students would not. However, in this case it is considered that the non-education element of the use would be ancillary to the D1 use of Farnborough College.

2. Visual Impact

The site is located within the grounds of Farnborough College and would be visible from Farnborough Road and Sycamore Road. The proposal would comprise a rectangular part single storey, part two storey building. It would be in the same position as the existing building but would have a larger footprint – extending to the front and the sides. The proposed building would be a similar height to the adjacent University Centre building.

The building has been designed to complement the contemporary University Centre building to the west, using bricks of a similar texture and colour and large areas of glazing. The building is rectangular with horizontal windows. There would be a full height glazed entrance area.

It is considered that the proposal would complement the character of this part of the street scene, and therefore would not result in harm to the character and appearance of the area, in accordance with policy DE1 of the Local Plan.

3. Impact upon neighbours

The closest residential occupier to the proposed building would be number 2 Sycamore Road. It is considered that given the scale and massing of the proposal and the distance between it and the closest residential occupiers that the proposal would not result in harm to residential amenity byway of loss of daylight and sunlight, overbearing or privacy issues.

A noise report by Mach Acoustics was submitted as part of this application. It is considered that subject to a condition requiring the soundproofing of plant, that the proposal would not result in harm byway of noise or other disturbance.

Subject to such condition, the proposal would not conflict with policy DE1 of the Local Plan in this respect.

4. Highways

The proposal would not result in any additional staff or students attending the site, but there is the potential for an increase in visitor numbers. The proposal would result in the loss of three visitor parking bays located outside of the existing building.

A car parking survey was submitted with this application. This demonstrates that in 2019 there was at worst a spare capacity for staff of 37 spaces (Wednesday 11am), and that therefore there is sufficient capacity within the site to accommodate additional visitor numbers despite the loss of three visitor bays.

The application was submitted with a Construction Management Plan. The County Highways Officer has reviewed this document and is satisfied with its recommendations. This is the subject of a recommended condition.

The proposal is considered to accord with Policy IN2 of the Local Plan and the Councils Car and Cycle Standards Supplementary Planning Document (SPD) adopted in 2017.

5. Flooding and drainage

The site is within Flood zone 1. Policy NE7 requires new buildings to achieve run-off rates and volumes equivalent to greenfield discharge rates. The application was submitted with a Flood and Drainage report by Hambleton Partnership Consulting Engineers which demonstrates how this would be achieved. This arrangement would be secured by condition. As a result, the proposal would accord with policy NE7 in this respect.

Conclusions –

The proposal is considered acceptable in principle, to have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, and to be acceptable in highway terms. The proposal is thereby considered acceptable having regard to Policies SS1, SS2, DE1, DE10, IN2, and NE6-8 of the adopted New Rushmoor Local Plan (2014-2032).

Full recommendation

Grant Planning Permission.

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

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

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and details
 - 1001, 1005, 2005, 2006, 2007, 4001, DR102 A, 3001 A.
 - Mach Group Environmental Noise Assessment dated 19/03/2020.
 - Hambleton Partnership Consulting Engineers Aerospace and Innovation Centre Drainage Strategy and SuDS Report March 2020.
 - The Construction & Traffic Management Plan by Stuart Michael Associated Ltd dated May 2020
 - 'Indigo Surveys Trees and Construction BS5837:2012 Tree Survey, Arboricultural Implications Assessment & Method Statement Ref: 19581/A2/AIA/AMS March 2020'.

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

3. Prior to the occupation of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport

to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section (Sustainable Transport) and Local Plan policy IN2.

4. Construction above ground level of the of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority.

Reason - To ensure satisfactory external appearance.

5. 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.

6. The Construction & Traffic Management Plan by Stuart Michael Associated Ltd dated May 2020 so approved shall be adhered to at all times as specified within until all construction and fitting out works have been completed.

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

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

- a. a 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.
- b. 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.

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

8. 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

9. All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with the recommendations set out within Mach Group Environmental Noise Assessment dated 19/03/2020.

Reason - To protect the amenity of neighbouring occupiers.

10. Prior to use of the building hereby approved, the drainage system shall be constructed in accordance with the Recommendations and within the submitted Hambleton Partnership Consulting Engineers Aerospace and Innovation Centre Drainage Strategy and SuDS Report March 2020 and proposed Drainage Layout Plan Dr.102 Rev A. Any changes to the approved documentation must be submitted to and approved in writing by the Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

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

11. During construction the existing trees and hedges which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the recommendations within 'Indigo Surveys Trees and Construction BS5837:2012 Tree Survey, Arboricultural Implications Assessment & Method Statement Ref: 19581/A2/AIA/AMS March 2020'.

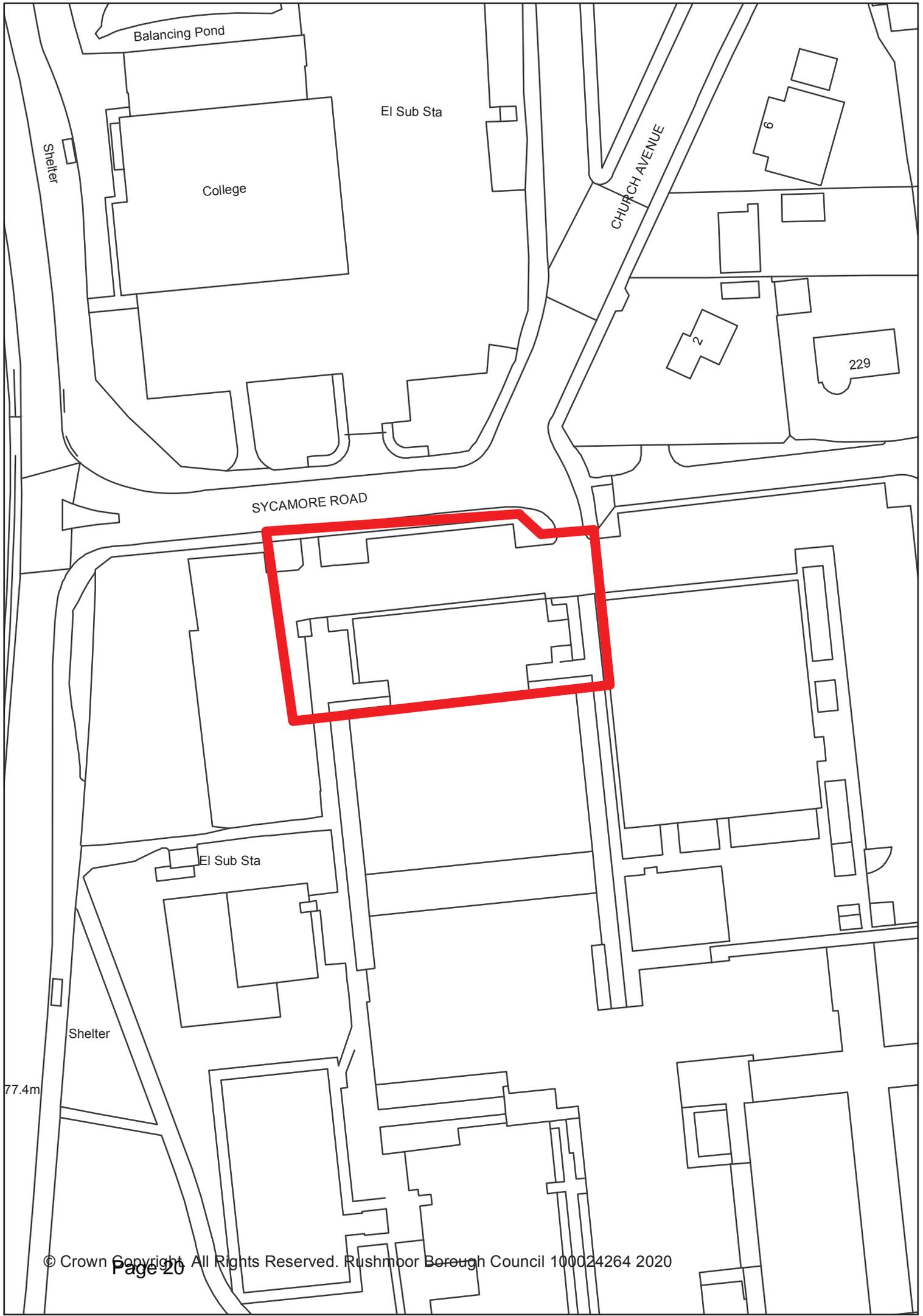
Reason - To preserve the amenity value of the retained tree(s) and shrubs.

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 proposals are considered acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, and are acceptable in highway terms. The proposals are thereby considered acceptable having regard to Policies SS1, SS2, DE1, DE10, IN2, and NE6-8 of the adopted New Rushmoor Local Plan (2014-2032). It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations,

including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 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.



Balancing Pond

EI Sub Sta

Shelter

College

CHURCH AVENUE

6

2

229

SYCAMORE ROAD

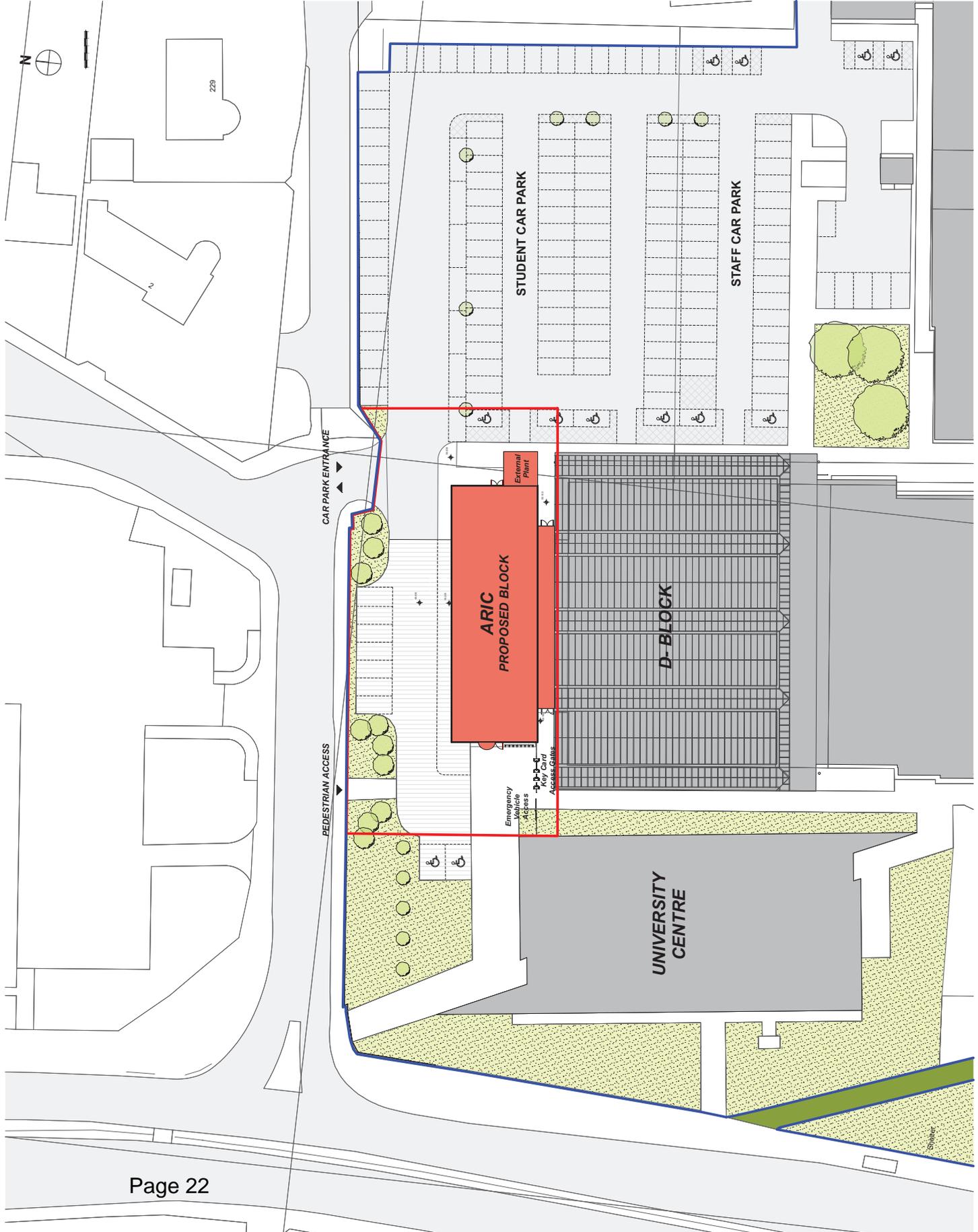
EI Sub Sta

Shelter

77.4m

Key

-  Site Boundary Line
-  Application line
-  Proposed Areas of Works
-  Public Right of Way



P05 Issued for Planning	CN	DS	20.03.20
P04 Amended foot print	ST	DS	13.02.20
P03 Issued for information	ST	DS	20.12.19
P02 Issued for comments	ST	DS	16.12.19
P01 First issue for comments	ST	DS	27.11.19
rev	description	drawn	checked date

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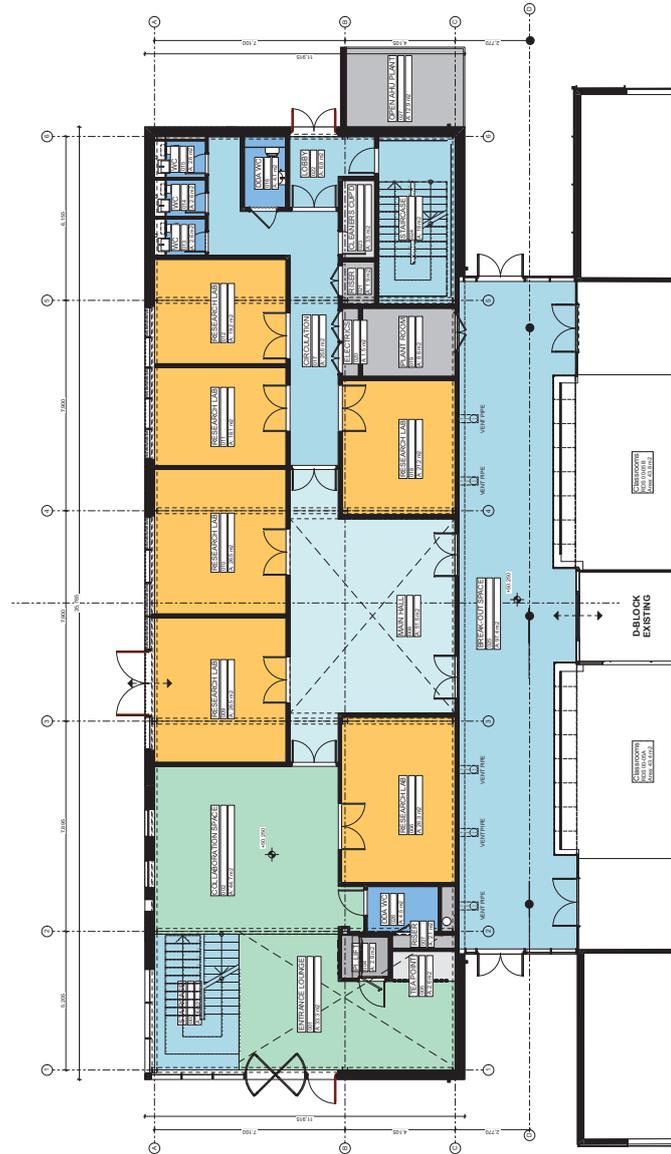
Farnborough College of Technology

PROPOSED SITE PLAN

bsa project ref	scale(s)	original paper size
19180	1:250	A1
name	project	originator
	volume	level
	type	role
	number	

status: **FARIC - BBA - 00 - XX - DR - A - 1005**
 SUITABLE FOR PLANNING APPROVAL
 PRELIMINARY

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rev	description	drawn	checked	date
P13	Issued for Planning	CN	DS	20.03.20
P12	Issued for Information	CN	DS	16.03.20
P11	Value Engineering	RG/DJS	DS	04.02.20
P10	Value Engineering	EL	DS	10.02.20
P09	Client comments	SY	DS	04.02.20
P08	Client comments	DS	DS	26.01.20
P07	Client comments	DS	DS	17.01.20
P06	Client comments	ST	DS	16.12.19
P05	Issued for information	ST	DS	18.12.19
P03	General update	ST	DS	27.11.19
P02	Issued for comments	ST	DS	22.11.19
P01	First issue for comments	AC	DS	13.11.19

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GROUND FLOOR GA PLAN

bbs project ref	19160	scale(s)	1:100	original paper size	A1
name					
project	originator	volume	level	type	role number
status: suitability description: S8 SUITABLE FOR PLANNING APPROVAL revision: revision description: P13 PRELIMINARY					

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no.	description	drawn	checked	date
P13	Issued for Planning	CN	DS	20.03.20
P12	Issued for Information	CN	DS	16.03.20
P11	Value Engineering	RG/DS	DS	11.02.20
P10	Value Engineering	EL	DS	06.02.20
P08	Client comments	SY	DS	04.01.20
P07	Client comments	DS	DS	26.01.20
P06	Client comments	DS	DS	13.01.20
P05	Issued for information	ST	DS	18.12.19
P03	General update	ST	DS	27.11.19
P02	Issued for comments	ST	DS	22.11.19
P01	First issue for comments	AC	DS	13.11.19

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FIRST FLOOR GA PLAN

bsa project ref	scale(s)	original paper size
19160	1:100	A1

name	originator	volume	level	type	role	number
FARIC	BBA	00	01	DR	A	2006

status: **SUBMITTABLE FOR PLANNING APPROVAL**
 revision: **PRELIMINARY**

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Section D

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

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

Application No	19/00802/CONDPP	Ward: Wellington
Applicant:	C/o Agent	
Decision:	Permission Granted	
Decision Date:	07 July 2020	
Proposal:	Submission of details pursuant to condition 3 (Design Code 3 and Arboricultural Method Statement) in respect of Zone K Stanhope Lines East, attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.	
Address	Zone K - Stanhope Lines East Aldershot Urban Extension Alisons Road Aldershot Hampshire	

Application No	19/00807/FULPP	Ward: Fernhill
Applicant:	Mr Dean Murphy	
Decision:	Permission Granted	
Decision Date:	26 May 2020	
Proposal:	Single storey side extension to annexe	
Address	Passchendaele 60 Sandy Lane Farnborough Hampshire GU14 9HJ	

Application No 19/00838/MMA Ward: Manor Park

Applicant: Mr Balwinder Ranhdwa

Decision: **Permission Granted**

Decision Date: 30 June 2020

Proposal: MINOR MATERIAL AMENDMENT: Variation of condition 20 of planning permission 14/00028/FULPP dated 05/03/2015 for erection of 3 two bedroom, 7 three bedroom and 4 four bedroom houses and a block of 8 two bedroom flats with associated access and parking, to allow amendments to the design and finished floor levels of houses at Plots 1-7 and 8-14 to eliminate floor-level changes within buildings

Address **Former TA Centre Redan Road Aldershot Hampshire**

Application No 19/00849/FULPP Ward: North Town

Applicant: Mr & Mrs Gardiner

Decision: **Permission Granted**

Decision Date: 12 June 2020

Proposal: Demolition of existing outbuilding and erection of a single storey timber granny annexe for ancillary use to the main dwelling

Address **2 Ainger Close Aldershot Hampshire GU12 4SS**

Application No 19/00858/CONDPP Ward: Wellington

Applicant: C/o Agent

Decision: **Permission Granted**

Decision Date: 07 July 2020

Proposal: Submission of details pursuant to condition 3 (Design Code 3 and Arboricultural Method Statement) in respect of Zone M Buller, attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014

Address **Zone M - Buller Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 19/00868/PDC Ward: Knellwood
Applicant: Dr Jay Fowdar
Decision: **Development is not Lawful**
Decision Date: 18 June 2020
Proposal: CERTIFICATE OF LAWFULNESS: proposing that it would be lawful to use the land as a sui generis house in multiple occupation for 8 persons as such would not be development
Address **68 Salisbury Road Farnborough Hampshire GU14 7AG**

Application No 19/00888/CONDPP Ward: Empress
Applicant: Pinehurst Investments Limited
Decision: **Conditions details approved**
Decision Date: 11 June 2020
Proposal: Submission of details pursuant to Condition No.12 (Construction Method Statement) of planning permission 18/00466/FULPP dated 3 October 2019
Address **117 Farnborough Road Farnborough Hampshire GU14 7JG**

Application No 20/00009/FUL Ward: West Heath
Applicant: Mr Keith Rann
Decision: **Permission Granted**
Decision Date: 22 June 2020
Proposal: Erection of a first floor side extension with car port under and dormer windows to front and rear
Address **114 Fernhill Road Farnborough Hampshire GU14 9DR**

Application No 20/00018/FULPP Ward: Knellwood
Applicant: Mrs Patel
Decision: **Permission Granted**
Decision Date: 18 June 2020
Proposal: Retention of single storey rear extension
Address **72 Rectory Road Farnborough Hampshire GU14 7HU**

Application No 20/00039/FULPP Ward: Wellington

Applicant: Alan Chitson

Decision: **Permission Granted**

Decision Date: 19 June 2020

Proposal: Alterations to existing carriageway and footway including new landscaping scheme

Address **Carriageway And Footway Centred At The Junction With Queens Avenue And Alison's Road Alisons Road Aldershot Hampshire**

Application No 20/00156/CONDPP Ward: North Town

Applicant: Hill Partnership

Decision: **Conditions details approved**

Decision Date: 11 June 2020

Proposal: Submission of details pursuant to Condition Nos.6 (cycle stores) and 20 (bin stores) of planning permission 18/00321/REVPP dated 17 January 2019

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

Application No 20/00175/FUL Ward: Knellwood

Applicant: Mrs Julie Mynott

Decision: **Permission Granted**

Decision Date: 05 June 2020

Proposal: Erection of 5 X 5 metre hexagonal timber pavilion and 2.4 X 2.4 metre timber summer house to rear of School; and a 5 X 3 metre metal cycle shelter adjoining sports pitch

Address **St Peters Church Of England Junior School Church Avenue Farnborough Hampshire GU14 7AP**

Application No 20/00193/FULPP Ward: Manor Park

Applicant: Mr Jody September

Decision: **Permission Granted**

Decision Date: 11 June 2020

Proposal: Erection of a single storey rear extension

Address **25 Station Road Aldershot Hampshire GU11 1HT**

Application No 20/00197/FULPP Ward: Empress

Applicant: Commander M Robertson

Decision: **Permission Granted**

Decision Date: 18 May 2020

Proposal: Erection of a two-storey side extension to the north-east corner block

Address **Farnborough Hill School 312 Farnborough Road Farnborough Hampshire GU14 8AT**

Application No 20/00198/LBCPP Ward: Empress

Applicant: Commander M Robertson

Decision: **Permission Granted**

Decision Date: 18 May 2020

Proposal: Erection of a two-storey side extension to the north-east corner block

Address **Farnborough Hill School 312 Farnborough Road Farnborough Hampshire GU14 8AT**

Application No 20/00199/FULPP Ward: Knellwood

Applicant: Mr Richard Simpson

Decision: **Permission Granted**

Decision Date: 26 May 2020

Proposal: Replace timber casement window to the rear with timber sliding sash

Address **2 Church Circle Farnborough Hampshire GU14 6QQ**

Application No 20/00201/FULPP Ward: Empress
Applicant: Mr And Mrs Budkiewicz
Decision: **Permission Granted**
Decision Date: 22 June 2020
Proposal: Erection of a part two storey and part single story rear extension and partial conversion of garage into a habitable room
Address **144 Rectory Road Farnborough Hampshire GU14 8AL**

Application No 20/00210/LBCPP Ward: Wellington
Applicant: Mr David Gubby
Decision: **Permission Granted**
Decision Date: 15 June 2020
Proposal: Listed Building Consent for replacement of failed roof coverings to match existing and some minor roof repairs
Address **St Andrews Garrison Church Queens Avenue Aldershot Hampshire GU11 2BY**

Application No 20/00211/CONDPP Ward: North Town
Applicant: Mr Tony Cotugno
Decision: **Conditions details approved**
Decision Date: 05 June 2020
Proposal: Submission of details pursuant to conditions 3 (External Materials) 4 (Noise attenuation measures) 6(Biodiversity Enhancements) 7 (Surfacing Materials) and 8 (Landscaping) of planning permission 19/00682/FULPP dated 18 December 2019
Address **Clyde Court 233 Ash Road Aldershot Hampshire GU12 4WD**

Application No 20/00212/PDCPP Ward: Manor Park
Applicant: MR NICK ALPE
Decision: **Development is Lawful**
Decision Date: 21 May 2020
Proposal: Lawful Development Certificate for a proposed use - Formation of rear dormer window to facilitate a loft conversion
Address **86 St Michaels Road Aldershot Hampshire GU12 4JW**

Application No 20/00215/FULPP Ward: Rowhill

Applicant: Mr And Mrs Mickeviciute

Decision: **Permission Granted**

Decision Date: 28 May 2020

Proposal: Erection of a part single, part two storey rear extension with single storey side extension

Address **29 Kingsway Aldershot Hampshire GU11 3PF**

Application No 20/00219/PDCPP Ward: Manor Park

Applicant: Mr and Mrs Lawn

Decision: **Development is Lawful**

Decision Date: 30 June 2020

Proposal: Use of the land for siting a mobile home for use ancillary to the main dwelling; the proposed mobile home meets the definition of a caravan as set out in the Caravan Sites Act 1968, and as amended in October 2006 (CSA), for the use by an individual with a close relationship of a family nature to the applicant

Address **22 Osprey Gardens Aldershot Hampshire GU11 3FQ**

Application No 20/00221/TPOPP Ward: Empress

Applicant: Miss Sandrine Maillard

Decision: **Split decision**

Decision Date: 08 July 2020

Proposal: T3 Beech - crown lift by upto 8m, crown reduce by up to 2m, crown thin by 20% and deadwood. T5 Beech - crown lift by upto 8m, crown reduce by upto 4m, crown thin by 20% and deadwood. T6 Beech - crown lift to upto 8m, crown reduce by upto 4m, crown thin by 25% and deadwood. T8 Large Oak - overall crown reduction by upto 1.5m, reduce by upto 6m only the front 2 main limbs on side facing inward, crown thin by 10%, deadwood and remove Ivy. G12 Small Common Oak - crown thin by 20%, deadwood and remove Ivy. (TPO 444A)

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

Application No 20/00223/FULPP Ward: Knellwood
Applicant: Mr Valdet Spahiu
Decision: **Permission Granted**
Decision Date: 04 June 2020
Proposal: Erection of a two storey side extension
Address **20 Yetminster Road Farnborough Hampshire GU14 6QY**

Application No 20/00233/FULPP Ward: St John's
Applicant: Miss Stubbings
Decision: **Permission Granted**
Decision Date: 18 May 2020
Proposal: Erection of a single storey side and rear extension following removal of existing garage and rear extension
Address **67 Chiltern Avenue Farnborough Hampshire GU14 9SG**

Application No 20/00238/FULPP Ward: Knellwood
Applicant: S Jones
Decision: **Permission Granted**
Decision Date: 22 May 2020
Proposal: Demolition of existing garage and outbuilding and erection of a two storey side extension
Address **182 Farnborough Road Farnborough Hampshire GU14 7JL**

Application No 20/00240/FUL Ward: Cherrywood
Applicant: Mr M Miller
Decision: **Permission Granted**
Decision Date: 10 June 2020
Proposal: Erection of a first floor extension and formation of new roof with a higher ridge height with a dormer window in the rear facing roof slope and roof lights within front facing roof slope to accommodate additional bedrooms within the roof
Address **26 Greatfield Road Farnborough Hampshire GU14 8HJ**

Application No 20/00241/FUL Ward: North Town

Applicant: Mr Alan Blyth

Decision: **Permission Granted**

Decision Date: 27 May 2020

Proposal: Erection of a part single and two storey rear extension

Address **67 Newport Road Aldershot Hampshire GU12 4PW**

Application No 20/00244/CONDPP Ward: Cove And Southwood

Applicant: CALA Homes (Thames) Ltd.

Decision: **Conditions details approved**

Decision Date: 11 June 2020

Proposal: Submission of details pursuant to Condition No.3 (external materials schedule) of planning permission 16/00837/FULPP dated 19 March 2019 as amended by 19/00480/NMAPP dated 9 August 2019

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

Application No 20/00245/CONDPP Ward: Cove And Southwood

Applicant: CALA Homes (Thames) Limited

Decision: **Conditions details approved**

Decision Date: 12 June 2020

Proposal: Submission of details pursuant to Condition No.20 (Energy Performance Standard Strategy) of planning permission 16/00837/FULPP dated 19 March 2019

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

Application No 20/00258/FULPP Ward: Cherrywood

Applicant: Mr Ratna Gurung

Decision: **Permission Granted**

Decision Date: 10 June 2020

Proposal: Erection of a single storey side and rear extension

Address **17 Hurst Road Farnborough Hampshire GU14 8HE**

Application No 20/00259/TPOPP Ward: St John's

Applicant: Mr Flarty

Decision: **Permission Granted**

Decision Date: 22 May 2020

Proposal: Remove and replace (T772 as per submitted plan) one Scots Pine (T3 of TPO 364) due to major basal decay. One Oak (T807 on plan and T5 of TPO 364) reduce long lateral limbs only by no more than 3 metres. One Scots Pine (T819 on plan and part of group G4 of TPO 364) reduce long lateral limbs only by no more than 3 metres

Address **St Johns Court St Johns Road Farnborough Hampshire GU14 9RW**

Application No 20/00260/FUL Ward: Aldershot Park

Applicant: Mr Nick Dodson

Decision: **Permission Granted**

Decision Date: 20 May 2020

Proposal: Formation of a dropped kerb with associated works to provide off road parking space

Address **26 Lower Farnham Road Aldershot Hampshire GU12 4EA**

Application No 20/00261/TPOPP Ward: St Mark's

Applicant: Mr Flarty

Decision: **Permission Granted**

Decision Date: 22 May 2020

Proposal: One London Plane (T1444 on submitted plan T9 of TPO292) clear adjacent buildings by no more than 3 metres removing secondary growth only and deadwood

Address **Cottrell Flats Morris Road Farnborough Hampshire GU14 6HJ**

Application No 20/00262/FUL Ward: Empress

Applicant: Mrs Sarah Kelly

Decision: **Permission Granted**

Decision Date: 22 May 2020

Proposal: Single storey side extension following demolition of existing garage

Address **1 Leopold Avenue Farnborough Hampshire GU14 8NL**

Application No 20/00266/CONDPP Ward: Cherrywood

Applicant: Fenwicks Limited

Decision: **Conditions details approved**

Decision Date: 05 June 2020

Proposal: Submission of details pursuant to Condition Nos.11 (operatives parking and turning on site during construction and fitting out works), 13 (site investigation), 17 (tree protection measures), and 19 (construction management plan) of planning permission 17/00075/FULPP dated 25th July 2017

Address **122 Hawley Lane Farnborough Hampshire GU14 9AY**

Application No 20/00267/FUL Ward: Knellwood

Applicant: Mr Rauf Abdul

Decision: **Permission Granted**

Decision Date: 19 June 2020

Proposal: First floor extension to side and alterations

Address **73 Ashley Road Farnborough Hampshire GU14 7HB**

Application No 20/00268/CONDPP Ward: Cove And Southwood

Applicant: CALA Homes (Thames) Ltd

Decision: **Conditions details approved**

Decision Date: 11 June 2020

Proposal: Submission of details pursuant to Condition No.4 (surfacing materials) of planning permission 16/00837/FULPP dated 19 March 2019 as amended by 19/00480/NMAPP dated 9 August 2019

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

Application No 20/00274/FULPP Ward: Manor Park
Applicant: Mr And Mrs Gary And Hannah Williams
Decision: **Permission Granted**
Decision Date: 04 June 2020
Proposal: Erection of a two storey rear extension following demolition of existing conservatory
Address **21 Laurel Gardens Aldershot Hampshire GU11 3TQ**

Application No 20/00277/HCC Ward: Knellwood
Applicant: Hampshire County Council
Decision: **No Objection**
Decision Date: 26 May 2020
Proposal: CONSULTATION FROM HAMPSHIRE COUNTY COUNCIL : LISTED BUILDING CONSENT : internal strengthening and structural repairs to roof of Caretakers' store building
Address **St Peters Church Of England Junior School Church Avenue Farnborough Hampshire GU14 7AP**

Application No 20/00278/PDCPP Ward: Rowhill
Applicant: Mr And Mrs D Martin
Decision: **Development is Lawful**
Decision Date: 02 June 2020
Proposal: Lawful Development Certificate for a proposed use -Erection of a single storey rear extension
Address **39A Cranmore Lane Aldershot Hampshire GU11 3AJ**

Application No 20/00279/FUL Ward: St John's
Applicant: Mr And Mrs Edwards
Decision: **Permission Granted**
Decision Date: 15 June 2020
Proposal: Erection of single storey front and rear extension and two storey side extension
Address **16 Andrews Road Farnborough Hampshire GU14 9RY**

Application No 20/00280/FULPP Ward: Empress
Applicant: Zurich Assurance Ltd C/o Threadneedle
Decision: **Permission Granted**
Decision Date: 01 July 2020
Proposal: Change of use from Class D2 to flexible B2/B8 use
Address **6 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 20/00281/TPOPP Ward: Knellwood
Applicant: Mr Buchanan
Decision: **Permission Granted**
Decision Date: 28 May 2020
Proposal: One Beech Tree (T1 on submitted plan) shape back from neighbouring property to provide no more than 2.5 metres clearance from structure. One Beech Tree (T2) crown lift to provide no more than 8 metres clearance from ground level. One Oak Tree (T3) crown lift to provide no more than 8 metres clearance from ground level. All trees are within group G12 of TPO 435A
Address **Torside 18 Pirbright Road Farnborough Hampshire GU14 7AD**

Application No 20/00282/NMAPP Ward: Cove And Southwood
Applicant: CALA Homes (Thames) Ltd
Decision: **Permission Granted**
Decision Date: 12 June 2020
Proposal: Non Material Amendments to planning permission 16/00837/FULPP dated 19th March 2019 comprising:(a) provision of gaps in terraces between Plots 76/77, 97/98, 100/101 & 135/137; (b) reduction in building depths at Plots 70, 81-83, 104-107, 124-125 & 128-131; (c) addition of garden rooms to houses at Plots 71-73, 92-95, 103, 108-111 & 126; (d) elevation alterations to houses at Plots 127 & 137; and (e) addition of brick finish to two-storey front bays at Plots 53, 81-83, 112, 131, 138-140 & 157
Address **The Crescent Southwood Business Park Summit Avenue Farnborough Hampshire**

Application No 20/00284/PDCPP Ward: Manor Park
Applicant: Angela Lennox
Decision: **Development is Lawful**
Decision Date: 09 June 2020
Proposal: Lawful Development Certificate: Erection of single storey rear extension
demolition of existing conservatory
Address **Kalatheia 1B St Michaels Road Aldershot Hampshire GU12 4JF**

Application No 20/00289/FULPP Ward: Manor Park
Applicant: Mr Sandhu
Decision: **Permission Granted**
Decision Date: 26 June 2020
Proposal: Retention and completion of first floor and attic extension and associated
alterations
Address **127 Church Lane East Aldershot Hampshire GU11 3ST**

Application No 20/00290/FUL Ward: Knellwood
Applicant: Mr Andrew Brereton
Decision: **Permission Granted**
Decision Date: 28 May 2020
Proposal: Formation of new surface area at front and side of property and new
replacement of existing gate
Address **38 Oxford Road Farnborough Hampshire GU14 6QU**

Application No 20/00291/FULPP Ward: St John's
Applicant: Mr Fletcher
Decision: **Permission Granted**
Decision Date: 05 June 2020
Proposal: Retention of dormer to rear roof slope and 3 roof lights to the front roof
slope
Address **18 Melrose Close Farnborough Hampshire GU14 9US**

Application No 20/00292/FULPP Ward: Cherrywood

Applicant: Mr And Mrs Asenek

Decision: **Permission Granted**

Decision Date: 19 June 2020

Proposal: Erection of a front porch

Address **65 Wren Way Farnborough Hampshire GU14 8TA**

Application No 20/00296/TPOPP Ward: Knellwood

Applicant: Mr Milligan

Decision: **Permission Refused**

Decision Date: 10 June 2020

Proposal: One Sycamore (T40 of TPO 435A) remove to ground level

Address **205 Sycamore Road Farnborough Hampshire GU14 6RQ**

Application No 20/00299/FUL Ward: Knellwood

Applicant: Mr Lee Dyer

Decision: **Permission Granted**

Decision Date: 26 June 2020

Proposal: Retention of a single storey rear extension

Address **64 Ashley Road Farnborough Hampshire GU14 7HB**

Application No 20/00300/TPOPP Ward: Knellwood

Applicant: Mr Burrows

Decision: **Permission Granted**

Decision Date: 28 May 2020

Proposal: Two Oak trees (T1 and T2 on submitted plan) located within grounds of 3 Chalfont Drive and overhanging property of 32 Albert Road. Shape back North Eastern aspect of canopies to give no more than 2.5 metres clearance from structure of property at 32 Albert Road. The trees are part of group G1 of TPO 350A

Address **Tumulus Adjacent 28 Albert Road Farnborough Hampshire**

Application No 20/00304/FULPP Ward: Empress
Applicant: Mr Nodan Ghale
Decision: **Permission Granted**
Decision Date: 04 June 2020
Proposal: Erection of single storey rear extension and alteration to existing flat roof on front elevation with hipped roof
Address **4 St Michaels Road Farnborough Hampshire GU14 8NE**

Application No 20/00305/NMA Ward: Cove And Southwood
Applicant: Mrs Kathleen Andrews - North East Hamp
Decision: **Permission Granted**
Decision Date: 04 June 2020
Proposal: Non-material Amendment to planning permissions 17/00787/COUPP dated 9th November 2017 and 19/00604/FULPP dated 21st October 2019 to amend location of cycle storage and omission of external bin store
Address **Voyager House 2 Apollo Rise Farnborough Hampshire GU14 0NP**

Application No 20/00306/TPOPP Ward: Knellwood
Applicant: Mr Peter Flaxman
Decision: **Permission Granted**
Decision Date: 18 June 2020
Proposal: One Oak (part of group G16 of TPO 431A photo attached) remove lowest two branches. One Holly Tree (part of group G16 of TPO 431A photo attached) remove 4 smaller trunks that are leaning at an angle leaving two main trunks. All trees within the boundaries of 33 Ashley Road that are included in TPO 431A groups G14 and G16 (document attached) remove lower branches to raise canopies to no more than 4 metres from ground level
Address **33 Ashley Road Farnborough Hampshire GU14 7EZ**

Application No 20/00308/FULPP Ward: Empress
Applicant: Mr And Mrs Astle
Decision: **Permission Granted**
Decision Date: 18 June 2020
Proposal: Erection of a single storey rear extension, conversion of garage to a habitable room with bay window and installation of juliet balcony at rear
Address **Silverdene 23 Napoleon Avenue Farnborough Hampshire GU14 8LZ**

Application No 20/00309/TPO Ward: Fernhill
Applicant: Mr Mark Windle
Decision: **Split decision**
Decision Date: 19 June 2020
Proposal: Remove two Oaks (group G27 of TPO 357A)
Address **24 The Potteries Farnborough Hampshire GU14 9JR**

Application No 20/00312/TPOPP Ward: Empress
Applicant: Peter Edwards
Decision: **Permission Granted**
Decision Date: 18 June 2020
Proposal: One Copper Beech (T5 of TPO 327) reduce in height by no more than 2.5metres and reduce lateral growth over number 6 Ringwood Road by no more than 3metres. One Copper Beech (T4 of TPO 327) reduce in height by no more than 2 metres and reduce lateral growth over number 4 Ringwood Road by no more than 2metres. One Copper Beech (T3 of TPO 327) reduce in height by no more than 1.5 metres and reduce lateral growth over number 2 Ringwood Road by no more than 1.5metres
Address **Land Affected By TPO 327 Ship Lane Cemetery Access Farnborough Hampshire**

Application No 20/00313/TPOPP Ward: Empress
Applicant: Peter Edwards
Decision: **Permission Granted**
Decision Date: 18 June 2020
Proposal: One Yew (T1 of TPO 474) crown lift to no more than 4.6 metres from ground level.
Address **Land Affected By TPO 474 At The Ship Inn 162 Ship Lane Farnborough Hampshire**

Application No 20/00314/NMA Ward: North Town
Applicant: YBC Properties Limited
Decision: **Permission Granted**
Decision Date: 11 June 2020
Proposal: NON-MATERIAL AMENDMENT : Amendments to development approved by planning permission 16/00703/REVPP dated 8 December 2016 to allow alterations to the external layout and surface finishes, boundary treatments, bin and cycle stores, erection of communal post boxes and alterations to elevations and roof design
Address **161 North Lane Aldershot Hampshire GU12 4TA**

Application No 20/00315/TPOPP Ward: St John's
Applicant: Mr Skevakis Paraskos
Decision: **Permission Granted**
Decision Date: 19 June 2020
Proposal: One Oak tree (T1 on the submitted plan, T3 of TPO 413) reduce the crown by no more than 1.5 metres all round
Address **5 Sylvan Glade Farnborough Hampshire GU14 9FT**

Application No 20/00317/TPOPP Ward: St John's
Applicant: Mr Jono Powell
Decision: **Permission Granted**
Decision Date: 19 June 2020
Proposal: One Silver Birch (T10 of TPO 358A) remove a side branch which is in contact with the telephone cable
Address **2 Conway Drive Farnborough Hampshire GU14 9RF**

Application No 20/00319/FULPP Ward: Manor Park
Applicant: Mr Wellington
Decision: **Permission Granted**
Decision Date: 24 June 2020
Proposal: Erection of part first floor and single storey rear extension
Address **14 Boxalls Lane Aldershot Hampshire GU11 3QJ**

Application No 20/00324/NMA Ward: Empress
Applicant: Mr Jeremy Collins
Decision: **Permission Granted**
Decision Date: 29 May 2020
Proposal: Non Material Amendment to Planning Application Reference 19/00428/FULPP dated 01 October 2019 (Removal of existing garage and erection of a single storey side and rear extension to form annexe) to allow an increase to the roof height of the extension from 3.50m to 3.95m to the pitch of the roof
Address **Nutwood 37 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 20/00325/FULPP Ward: St John's
Applicant: Mr and Mrs Pidd
Decision: **Permission Granted**
Decision Date: 01 July 2020
Proposal: Erection of a single storey rear extension following removal of existing conservatory
Address **Mizpah Trunk Road Farnborough Hampshire GU14 9SW**

Application No 20/00326/REVPP Ward: Manor Park

Applicant: Mr & Mrs Lloyd and Fiona Stoll and Russ

Decision: **Permission Granted**

Decision Date: 30 June 2020

Proposal: Variation of conditions 2 and 11 of planning permission 18/00799/FULPP dated 12/02/2019 to allow the repositioning of the vehicular access and parking spaces to serve 40 Highfield Gardens to the location shown on the submitted plans

Address **40 Highfield Gardens Aldershot Hampshire GU11 3DE**

Application No 20/00327/NMA Ward: North Town

Applicant: Hill Group

Decision: **Permission Granted**

Decision Date: 24 June 2020

Proposal: NON-MATERIAL AMENDMENT: amendments to service riser locations, windows, materials and provision of additional automatic opening vent in roofs of Blocks 30, 31 and 32 of development approved with planning permission 18/00321/REVPP dated 17th January 2019

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

Application No 20/00330/TPO Ward: St Mark's

Applicant: Mr Paul Reneaux

Decision: **Permission Granted**

Decision Date: 03 July 2020

Proposal: Remove one dead Beech and one diseased Oak (T2 and T3 of TPO 344). One Beech (T1 of TPO 344) cut back no more than 2 metres to the lateral branches facing property

Address **Land Affected By TPO 344 24A Vine Close Aldershot Hampshire**

Application No 20/00333/TPOPP Ward: Empress

Applicant: Mr Mark Honnor

Decision: **Permission Granted**

Decision Date: 29 June 2020

Proposal: Oak (T1) Crown lift no more than 3m from ground because of overhanging and partial crown reduction where the higher branches hang below 3m from the ground. I would also like this to have rolling consent so as to maintain a 3m clearance (TPO 319)

Address **21 Orchard Road Farnborough Hampshire GU14 7PR**

Application No 20/00335/TPO Ward: Empress

Applicant: Mrs Beryl Norris

Decision: **Permission Granted**

Decision Date: 03 July 2020

Proposal: Two Maples (T1 and T2 of TPO 230) crown reduce by no more than 2 metres

Address **Land Affected By TPO 230 - At Highgate Court 119 Highgate Lane Farnborough Hampshire**

Application No 20/00338/TPOPP Ward: Knellwood

Applicant: Mr Guy Holborn

Decision: **Split decision**

Decision Date: 08 July 2020

Proposal: One False acacia (T1 on submitted plan) on front drive side, remove to ground level. One Sweet Chestnut and one False acacia (T2) near roadside remove deadwood, reduce South East aspect over garden to suitable lateral growth points, by no more than 3 metres to leave 4 metre spread on canopy. All trees are within group G11 of TPO 435A

Address **6 Church Avenue Farnborough Hampshire GU14 7AA**

Application No 20/00341/TPOPP Ward: West Heath
Applicant: Mr Bob Nix
Decision: **Permission Granted**
Decision Date: 03 July 2020
Proposal: One Oak (T1 of TPO 279A) pollard tree leaving main trunk standing as a monolith
Address **98 Fernhill Road Farnborough Hampshire GU14 9DP**

Application No 20/00342/REV Ward: Knellwood
Applicant: Helen Brumham
Decision: **Permission Granted**
Decision Date: 18 June 2020
Proposal: Relief of Condition 12 of Planning Permission 97/00070/FUL dated 23.05.97 to allow the conversion of garage to form a habitable room
Address **7 Rodmel Court Farnborough Hampshire GU14 6TY**

Application No 20/00343/FUL Ward: St John's
Applicant: Mr Jerry Comfort
Decision: **Permission Granted**
Decision Date: 26 June 2020
Proposal: Erection of a single storey rear extension following removal of existing conservatory
Address **31 Howard Drive Farnborough Hampshire GU14 9TQ**

Application No 20/00344/NMA Ward: North Town
Applicant: Mr Hernan Robayo
Decision: **Permission Granted**
Decision Date: 04 June 2020
Proposal: Non-material amendment to planning permission 19/00218/FULPP dated 03/05/2019 to allow for a reduction in the length and height of the garage
Address **21 Holly Road Aldershot Hampshire GU12 4RL**

Application No 20/00347/TPOPP Ward: Knellwood
Applicant: Mr O'Connell
Decision: **Permission Granted**
Decision Date: 08 July 2020
Proposal: Beech Tree - reduce the entire canopy by upto three metres (T11 of TPO 446A)
Address **Old Rectory 37 Rectory Road Farnborough Hampshire GU14 7BT**

Application No 20/00348/FULPP Ward: Knellwood
Applicant: Mr A Tucker And Ms J Holt
Decision: **Permission Granted**
Decision Date: 02 July 2020
Proposal: Erection of new pergola with privacy screens and raised decking to the rear
Address **26 Ashley Road Farnborough Hampshire GU14 7HA**

Application No 20/00350/TPOPP Ward: St John's
Applicant: Fiona Mitchell
Decision: **Permission Granted**
Decision Date: 08 July 2020
Proposal: One Oak (T7 of TPO 365) reduce and reshape the entire crown by no more than 3 metres. Crown raise by no more than 5 metres from ground level
Address **30 Silver Birch Way Farnborough Hampshire GU14 9UP**

Application No 20/00351/TPOPP Ward: Fernhill
Applicant: Mrs Sarah Coulton
Decision: **Permission Granted**
Decision Date: 08 July 2020
Proposal: T1 Oak - remove lowest 3 lateral branches growing to North over garden, back to main stem and deadwood.Reduce excessive Ivy growth up the main stem (Tree within G4 of TPO 367A)
Address **55 Cotswold Close Farnborough Hampshire GU14 9ET**

Application No 20/00352/TPOPP Ward: Cove And Southwood
Applicant: Katy Beale
Decision: **Permission Granted**
Decision Date: 08 July 2020
Proposal: One Silver Birch tree (T5 of TPO 416A) reduce by no more than 3 metres all over
Address **2 Randolph Drive Farnborough Hampshire GU14 0QQ**

Application No 20/00355/FUL Ward: Cove And Southwood
Applicant: Mrs Ewa Calow-Ferrari
Decision: **Permission Granted**
Decision Date: 07 June 2020
Proposal: Removal of existing boundary wall and erection and realignment of a 2.05m fence
Address **17 Whitebeam Gardens Farnborough Hampshire GU14 0PS**

Application No 20/00358/TPO Ward: Fernhill
Applicant: Mr Hardy
Decision: **Permission Granted**
Decision Date: 08 July 2020
Proposal: T12 Oak - reduce lower branches under 5m by upto 3m, cutting back to growth points, T13 Oak - reduce crown by upto 2.5m, cutting back to growth points, T14 Oak - Crown lift and reduce by upto 2m to clear roof and deadwood. (T12, T13 and T14 of TPO 367A)
Address **Land Adj. 92 Cotswold Close Farnborough Hampshire GU14 9ET**

Application No 20/00360/TPOPP Ward: Fernhill

Applicant: Lewis Dixon

Decision: **Permission Granted**

Decision Date: 08 July 2020

Proposal: One Oak tree (part of group G3 of TPO 425) at the bottom of the garden of 40 Lakeside Gardens, the main lateral limbs to be reduced to a radial horizontal branch spread of no less than 10 metres with resulting horizontal crown reduction and reshaping

Address **Land Affected By TPO 425 - Between Pinewood Park, Sandy Lane And Lakeside Gardens Farnborough Hampshire**

Application No 20/00361/PDCPP Ward: Knellwood

Applicant: Emil and Daniela Dinkov and Dinkova

Decision: **Development is Lawful**

Decision Date: 01 July 2020

Proposal: Lawful Development Certificate For Proposed Development: Formation of a dormer within rear facing slope and roof lights within front facing roof slope to facilitate loft conversion

Address **1 Canterbury Walk Farnborough Hampshire GU14 6GY**

Application No 20/00362/FULPP Ward: Manor Park

Applicant: Mr Damien Magnee

Decision: **Permission Granted**

Decision Date: 07 July 2020

Proposal: Erection of a single storey rear extension

Address **123 Church Lane East Aldershot Hampshire GU11 3ST**

Application No 20/00363/REXPD Ward: Manor Park

Applicant: Mr Damerell

Decision: **Prior Approval Required and Granted**

Decision Date: 07 July 2020

Proposal: Erection of a single storey rear and side extension measuring 3.6m in length and 2.5m in overall height

Address **Kingscliffe 111 St Michaels Road Aldershot Hampshire GU12 4JW**

Application No 20/00369/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs Walters
Decision: **Permission Granted**
Decision Date: 08 July 2020
Proposal: Erection of a single storey side extension
Address **45 Larch Way Farnborough Hampshire GU14 0QW**

Application No 20/00370/TPOPP Ward: St John's
Applicant: Adam Armstrong
Decision: **Permission Granted**
Decision Date: 08 July 2020
Proposal: Remove one London Plane (T2 of TPO 410)
Address **6 Lyndsey Close Farnborough Hampshire GU14 9TG**

Application No 20/00374/TPO Ward: Empress
Applicant: Mr Keith Patterson
Decision: **Permission Granted**
Decision Date: 08 July 2020
Proposal: T1 Sweet Chestnut - fell, T2 Sweet Chestnut - fell, T3 Common Oak - fell
(Trees within TPO 368)
Address **15 Empress Avenue Farnborough Hampshire GU14 8LU**

Application No 20/00380/FULPP Ward: Cove And Southwood
Applicant: Mr Mark Jefferies
Decision: **Permission Granted**
Decision Date: 07 July 2020
Proposal: Erection of a first floor front/side extension with 1 roof light, a single storey side and rear extension with 5 roof lights, 2 roof lights to main roof, alterations to front door and porch, installation of a front bay window and new boundary treatment
Address **10 Westglade Farnborough Hampshire GU14 0JE**

Application No 20/00389/NMA Ward: St John's
Applicant: Mr Norman Wright
Decision: **Permission Granted**
Decision Date: 24 June 2020
Proposal: Non-material amendment to planning permission 19/00856/FUL dated 03.01020 (Erection of an open fronted carriage house) to allow for a reduction in the width
Address **70 Fernhill Road Farnborough Hampshire GU14 9RZ**

Application No 20/00390/FULPP Ward: St John's
Applicant: Mr Cockburn
Decision: **Permission Granted**
Decision Date: 09 July 2020
Proposal: Relief of condition 19 attached to planning application 91/00083/FUL dated 07 August 1991(Erection of 96 dwellings) to allow erection of a single storey rear extension
Address **24 Herbs End Farnborough Hampshire GU14 9YD**

Application No 20/00463/NMAPP Ward: Manor Park
Applicant: Mr And Mrs Gary And Hannah Williams
Decision: **Permission Granted**
Decision Date: 07 July 2020
Proposal: Non Material Amendment to planning application 20/00274/FULPP dated 04.06.20 to allow changes in the ground floor layout and installation of an obscure glazed window at ground floor side elevation
Address **21 Laurel Gardens Aldershot Hampshire GU11 3TQ**

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Development Management Committee
22nd July 2020

Planning Report No. EPSH2025

Appeals Progress Report

1. New Appeals

- 1.1 **162 Fleet Road, Farnborough Hants:** Against refusal of planning permission for: Retention of a 2-metre-high timber fence with access front gate to front of property and covered carport. The appeal is valid and is waiting for an official “start” date from the Planning Inspectorate.

2. Recommendation

- 2.1 It is recommended that the report be NOTED.

Tim Mills
Head of Economy, Planning and Strategic Housing

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