

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*to be held as a Virtual Meeting on  
Wednesday, 19th August, 2020 at 7.00 pm*

To:

#### **VOTING MEMBERS**

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

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

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

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

#### **NON-VOTING MEMBER**

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

#### **STANDING DEPUTIES**

Cllr Sophie Porter  
Cllr M.D. Smith

Enquiries regarding this agenda should be referred to Marion Young,  
Democracy and Community, 01252 398827 [marion.young@rushmoor.gov.uk](mailto: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 22nd July, 2020 (copy attached).

3. **PLANNING APPLICATIONS – (Pages 11 - 44)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2026 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:

<b>Item</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
1	20/00149/FULPP	Units 2A & 3, Blackwater Shopping Park, 12 Farnborough Gate, Farnborough	For information
2	20/00400/FULPP	Land at former Lafarge site, Hollybush Lane, Aldershot	For information
3	20/00508/FULPP	The Galleries, High Street, Aldershot	For information
4	20/00310/FULPP	The Old Bakery, Hawley Road, Blackwater	For information

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

<b>Item</b>	<b>Pages</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
5	17-30	20/00310/FULPP	The Old Bakery, Hawley Road, Blackwater	Refuse and Enforcement Action

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 45 - 46)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2027 (copy attached) on the progress of recent planning appeals.

5. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2020 – (Pages 47 - 52)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2028 (copy attached) which updates on the Performance Indicators for the Development Management section of Planning, and the overall workload for the Section for the period 1st April to 30th June, 2020.

**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  
19th August 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, 22nd July, 2020 at 7.00 pm via Microsoft Teams and streamed live.

## **Voting Members**

Cllr C.J. Stewart (Vice-Chairman), in the Chair

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 C.J. Stewart

Apologies for absence were submitted on behalf of Cllr J.H. Marsh, Cllr Nadia Martin and Cllr B.A. Thomas.

Cllr Sophie Porter attended the meeting as a Standing Deputy.

## **Non-Voting Member**

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

## **22. DECLARATIONS OF INTEREST**

There were no declarations of interest.

## **23. MINUTES**

The Minutes of the meeting held on 24th June, 2020 were approved and signed by the Vice-Chairman.

## **24. 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:

20/00301/FULPP (Farnborough College of Technology, Boundary 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. EPSH2024, be noted;

(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);

20/00400/FULPP (Land at former Lafarge site, Hollybush Lane, Farnborough).

## 25. 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.

<b>Application No.</b>	<b>Address</b>	<b>Representation</b>	<b>In support of or against the application</b>
20/00301/FULPP	Farnborough College of Technology, Boundary Road, Farnborough	Mr. M. Miller	In support

## 26. APPEALS PROGRESS REPORT

The Committee received the Head of Economy, Planning and Strategic Housing’s Report No. EPSH2025 concerning the following new appeal:

<b>Application /Enforcement Case No.</b>	<b>Description</b>
20/00056/FUL	Against the refusal of planning permission for the retention of a two-metre-high timber fence with access gate to the front of the property and covered carport at 162 Fleet Road, Farnborough.



**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2025 be noted.

The meeting closed at 7.40 pm.

CLLR J.H. MARSH (CHAIRMAN)

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## Development Management Committee

### Appendix "A"

**Application No. & Date Valid:**      **20/00301/FULPP**                      **7th May 2020**

**Proposal:**                      Erection of replacement part single storey, part two storey building for aerospace research and development ancillary to existing educational use at **Farnborough College Of Technology Boundary Road Farnborough Hampshire**

**Applicant:**                      Farnborough College of Technology

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

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

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

- o              1001, 1005, 2005, 2006, 2007, 4001, DR102 A, 3001 A.
- o              Mach Group Environmental Noise Assessment dated 19/03/2020.
- o              Hambleton Partnership Consulting Engineers Aerospace and Innovation Centre Drainage Strategy and SuDS Report March 2020.
- o              The Construction & Traffic Management Plan by Stuart Michael Associated Ltd dated May 2020
- o              '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.

Development Management Committee  
19<sup>th</sup> August 2020

Head of Economy, Planning  
and Strategic Housing  
Report No.EPSH2026

## 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 (October 2013) and saved Policy NRM6 of the South East Plan.
- 3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

### 4. Human Rights

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

### 5. Public Speaking

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

### 6. Late Representations

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



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

## 7. Financial Implications

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

Tim Mills  
Head of Economy, Planning and Strategic Housing

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### *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	20/00149/FULPP	<p>Refurbishment and amalgamation of existing Units 2A &amp; 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); relief from Condition No. 17 of planning permission 93/00016/FUL dated 10 January 1994 to allow extended servicing hours for the new foodstore unit of 0600 to 2300 hours Monday to Saturday (including Bank Holidays) and 0700 to 2000 hours on Sundays; 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><b>Units 2A And 3 Blackwater Shopping Park 12 Farnborough Gate Farnborough</b></p> <p>Further consideration of retail impact issues is in progress and Committee consideration will await the conclusion.</p>
2	20/00400/FULPP	<p>Development of site to create a leisure facility comprising aquatic sports centre including changing rooms,</p>

		<p>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><b>Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire</b></p> <p>Further consideration of environmental impact and consultee responses is in progress.</p>
3	20/00508/FULPP	<p>Redevelopment of the High Street Car Park, The Galleries Shopping Centre and the Arcade Shopping Centre to provide a phased development comprising 596 flats (330no. one bedroom and 266no. two bedroom), flexible commercial uses within Classes A1-A3 (retail and cafe/restaurant), B1a and D1 (medical and civic), public car parking and residents' car and cycle parking, together with external amenity areas including roof gardens and public realm</p> <p><b>The Galleries High Street Aldershot Hampshire</b></p> <p>This application has only recently been received and consultations are under way.</p>

## Section B

### Petitions

Item	Reference	Description and address
4	20/00310/FULPP	A Petition of 49 signatures has been received opposing Item 5 on this agenda on grounds of amenity, drainage and need. (Car wash at The Old Bakery, Hawley Road)

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

Case Officer	Chris Jones
Application No.	20/00310/FULPP
Date Valid	30th June 2020
Expiry date of consultations	21st July 2020
Proposal	Widening of existing dropped kerb, erection of canopy and continued use of premises as a mixed use comprising car wash and valeting and MOT testing station and vehicle repairs
Address	<b>The Old Bakery Hawley Road Blackwater Camberley Hampshire GU17 9ES</b>
Ward	Fernhill
Applicant	Mr Fraz Zaman
Agent	C T Foo Associates
Recommendation	<b>Refuse and Enforcement Action</b>

### Description

The application site is located on the north-eastern side of Hawley Road, the New Inn public house adjoins it to the north, while to the south is Clayton House, a former office building that has been converted to flats. To the rear are houses in Ashbury Drive while on the opposite side of the road are the grounds of Fernhill School. There are two workshop buildings on the site, set in an open, hard-surfaced yard.

The site has an extensive history of commercial use, which apparently pre-dates the inception of the current planning system. Since the area was transferred to Rushmoor Borough Council's administrative area, the following planning applications were received: 15/00429/FUL – which was for “Erection of side extension and associated works to form an MOT testing bay within garage store following demolition of existing front extension”, which was granted on 04.08.2015 and 16/00304/NMA – which proposed some non-material amendments to the previous scheme, and was approved on 21.04.2016. Finally, planning application 18/00565/FULPP for “Demolition of existing buildings and erection of a two-storey building with accommodation within the roof-space containing 4 one-bedroom flats and 1 two bedroom flat with associated parking” was received in July 2018. The application was found to be invalid as it included land belonging to the adjacent public house and Notice had not been served upon the owners of the public house. The applicant was unable to rectify this issue and the

application was therefore never validated or determined.

In May 2020, queries were received from members of the public concerning a sign that had been erected at the site, announcing that a hand car wash would be opening soon at the site. Enquirers were advised that planning permission would be required for such a use and that no such application had been received. However, since the use of the site as a car wash had not been commenced at that time, there was no breach of planning control.

Contact was made with the operator, who was advised that planning permission was required for the change of use of the premises to include a car wash. He was advised that if he commenced the use before obtaining planning permission, or undertook any works requiring planning permission, he did so entirely at his own risk. Reports were received on 1 June that the use had been commenced and this was verified by the Case Officer. It was determined that while the southernmost of the two buildings remained in its original use as a workshop/MOT testing centre, the rear wall of the northern building had been removed to create a drive-through car wash – vehicles to be washed are driven into the site between the two buildings and are then washed to the rear of the new building and then valeted within the building before being driven out forward to be collected.

The current application was validated on 30 June and seeks retrospective planning permission for the continued operation of the car wash as part of a mixed use and works associated with this, together with permission for the widening of the dropped kerb at the front of the site and for the erection of a canopy to the rear of the building, over the area where cars are washed.

Waste water from the car washing area is directed to the foul sewer running through the site. Fence panels approximately 1.8m have been erected on either side of the washing area.

The hours of business as stated on the application form are Monday to Saturday 0800-1800 and Sundays -0800-1700.

### **Consultee Responses**

HCC Highways Development Planning	No Objection
Environmental Health	Objection
Thames Water	No Objection.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 23 individual letters of notification were sent to properties in Hawley Road and Ashbury Drive.

### **Neighbour comments**

A petition containing 49 signatures has been received, opposing the application on the grounds of adverse impact on residential amenity, concern over adequacy of drainage and lack of need for car wash in this location, there being an existing car wash close by.

Individual letters of objection have been received from the occupiers of 2, 3 and 4 Clayton House, Hawley Road and 17, 34, 36, 38, 40, 42, 46, 48 Ashbury Drive, opposing the application

on the grounds that:

- The use has a significantly greater impact on residential amenity through noise and vehicle movements than the previous use of the site, and severely detracts from their residential amenity.
- The sewers are inadequate to accommodate the flow of wastewater from the site and could result in the flooding of adjoining properties with sewage and pollution of local watercourses,
- The business has operated outside of the hours of opening indicated in the application and is likely to continue to do so, if planning permission is granted, to the detriment of residential amenity.
- That the additional vehicle movements to and from the site are likely to increase the risk of accident on Hawley Road and conflict with the adjacent vehicular access serving Clayton House.
- There are no dedicated parking bays for users of the car wash or the MOT centre/garage.
- There is an existing car wash nearby and therefore there is no requirement for another such facility in the area.
- The lack of any staff waiting facilities results in staff congregating at the front of the premises between customers, which is intimidating to the occupants of the adjacent residential building and detracts from their amenity.
- Increased traffic through the site will increase air pollution.
- The business is of a cash-in-hand nature and is of a type where victims of modern slavery may work and where other nefarious activities may take place.

Cr Ken Muschamp has raised objection to the proposal on the grounds that: The proposal will cause additional drainage issues for residents to the rear in Ashbury Drive. The quiet enjoyment of the living space of the residents will be irreversibly damaged by another unneeded car wash facility. There are fears and issues related to people trafficking which it is known this type of operation attracts. It also fails to meet Rushmoor clean growth objectives to attract high skilled occupations for local residents, reduction of car use and ownership and greater take up of walking and cycling.

### **Policy and determining issues**

The application site lies within the defined urban area on the Policies map of the Rushmoor Local Plan and Policies IN2 (Transport), DE1 (Design in the Built Environment) and DE10 (Pollution) are relevant, as is the Council's Car & Cycle Parking Standards Supplementary Planning Document and relevant sections of the National Planning Policy Framework.

The main determining issues are considered to be the principle of the proposal, impact upon general amenity and the character of the area, impact upon residential amenity, impact upon highway safety, disposal of waste water and other matters.

## Commentary

### Principle-

The application site is a well-established commercial site and a proposal to change it to a new but different commercial use is considered to be acceptable in principle, provided that it would not adversely affect visual amenity and the character of the area, residential amenity or highway safety, and in this particular case, that wastewater can be effectively dealt with.

### Impact on Visual Amenity and Character of the Area-

It is considered that the change of use of part of the premises to a car wash and the modifications made to the buildings have had, and those shown on the plan and yet to be undertaken, would have had little impact on visual amenity or the general character of the area.

### Impact upon Residential Amenity-

The use of the car wash commenced on 1st June 2020 and it has therefore been possible for Council Officers to determine accurately adverse impact of the use on residential amenity from monitoring. It has been shown that noise from the jet wash and vacuum cleaners is the principle source of impact on residential amenity. Residents opposing the development in Ashbury Drive have commented that their rear gardens have become unusable, due to excessive noise.

Environmental Health carried out noise monitoring from the gardens of two properties on Ashbury Drive on Saturday the 18 July. They found that despite the proximity of Hawley Road and the M3 motorway, the properties visited do enjoy relative quiet. While distant road traffic noise is audible, it was at a relatively low level.

At property 1, one hour of noise measurements was carried out from 09.15. During this one-hour period there were 10 events of jet washing activity noise, the longest of which lasted 10mins. In total, jet washing took place for a total of 30 minutes, during this one-hour period. At property 2, measurements started at 11.00 hours and lasted 55 minutes. There were 6 events during this period lasting a total of 16 minutes, but there was also a period of 25 minutes during which no jet washing took place at all.

When jet washing is occurring, it was clearly the dominant noise source audible in resident's gardens. It masked most road traffic noise, except the noisiest of motorcycles or heavy goods vehicles passing along at speed on Hawley Road. On occasion, the jet wash noise was accompanied by a compressor or generator type noise that itself can be quite intrusive. The measurement results indicated that noise from the jet wash activities was significant when assessed against the existing ambient noise and background noise levels when no jet washing was taking place.

The measurements taken were not worst case. Monitoring at property 1 was carried out by the residents' patio area, which is some 50-55m from the car wash site. If monitoring was to be undertaken at the bottom of the resident's garden, closer to the site, then the measured levels would be greater. In addition, if the monitoring was undertaken on a Sunday, when prevailing noise levels are likely to be lower, it is reasonable to expect that the measured noise impact would be greater. It should further be noted, that noise from the jet washing is clearly audible in Ashbury Drive itself, despite the screening afforded by the dwellings on Ashbury Drive.



Noise has also affected the living environment in flats in Clayton Court, which are now obliged to keep their windows shut. Sound measurements taken in these properties by Environmental Health Officers have led Environmental Health to raise an objection to the proposal on the grounds that the application is not supported by a Noise Impact Assessment and there appears to be little consideration of the potential noise impact the site's activities could pose to nearby residential amenity. Whilst the submitted Design and Access Statement does acknowledge noise by making reference to all machinery for the car washing business being housed inside the existing building and by stating that new screens will be erected at the rear of the site, there is little detail accompanying these statements to demonstrate how effectively noise will be reduced. The nature of the operation necessitates both ends of the existing building remaining open so noise will break out. Clayton House may be afforded some protection from machinery noise but properties on Ashbury Drive may not. The noisiest element of the business, the noise from water under pressure hitting bodywork, will still remain outside in the washing bay where jet washing of vehicles will take place. With regards the proposed screens, the plans are unclear as to where these will be located or what height they may be, and there appears to be no intention to erect any screening along the rear boundary. From a site inspection, the screens erected so far alongside the washing area appear to be ordinary close boarded fences. There is no information as to the construction of these 'screens' so it is unclear if the applicants intend to erect acoustic barriers to reduce noise levels or fencing simply to hide the noise making activities. If the screens do have any ability to deflect noise, they would not protect the amenity of properties in Ashbury Drive.

Given the absence of a noise impact assessment, and the lack of detail with regards how noise will be controlled to minimise disturbance to local residents, Environmental Health have raised an objection to this application. The only measures that might give protection to the amenity of these properties would be the erection of a substantial acoustic barrier along the rear boundary and returning partway along the side boundary. This would need to be significantly higher than the existing boundary fencing and may itself have an adverse impact upon residential outlook and amenity. There appears to be no practical way of protecting the flats on the upper floors of Clayton House from noise.

While the authorised use of the premises for tyre fitting, MOT centre and vehicle repairs are uses which have the potential to cause some disturbance to residents through noise and vibrations, it is considered that such instances would be relatively rare due to the small scale of the premises and much less frequent than in the case of the car wash, where in busy times, there would be a continuous throughput of vehicles. For this reason, car washes are treated as being "sui generis" uses as they are entirely different from any of the uses contained in the B Classes of the Town and Country Planning (Use Classes) Order 1987 in terms of their operation and impacts. It is also considered that the use will not fall within the new Class E, which is being introduced to the Use Classes Order, with effect from 1st September 2020.

Policy DE1 requires new development 'to make a positive contribution towards improving the quality of the built environment'. Amongst other things, it states that development should 'not cause harm to the proposed, existing and/or adjacent users by reason of (1) loss of light, privacy or outlook; and (2) noise, light pollution, vibration, smell or air pollution'. It also requires applicants to demonstrate that the wider context of the site has been taken into account and incorporated within proposals.

Policy DE10 (Pollution) is also relevant. It states that development will be permitted provided that 'it does not give rise to, or would be subject to, unacceptable levels of pollution' and it can be demonstrated satisfactorily that any adverse impacts of pollution 'will be adequately mitigated or otherwise minimised to an acceptable level'. The Local Plan defines pollution as

anything that 'affects the quality of land, air, water or soils which might lead to an adverse impact on human health, quality of life, the natural environment or general amenity', and includes, amongst other things, noise, vibration, air quality (including spray), dust, fumes, odours, and degradation of soil and water resources. Policy DE10 further states that where development is proposed on or near a site that may be impacted by or give rise to pollution, a proposal should be 'supported by a report that investigates the risks associated with the site and the possible impacts on the development, its future users and the natural and built environment'. The report should 'propose adequate mitigation or remediation' to achieve a safe and acceptable development.

As noted within the Local Plan supporting text to Policy DE10, 'proposals for development that would curtail the existing legitimate use of a site by exposing sensitive receptors to a detrimental level of pollution which was previously otherwise considered acceptable should be avoided', and permission should be refused 'where risks cannot be reduced to an acceptable level' (para. 9.79). Noise from commercial and industrial activities 'has the potential to affect health and quality of life significantly and adversely if not properly controlled or planned for. The adverse effects of excessive exposure to noise and vibration are well documented and rightly recognised as a material planning consideration. Noise is a key aspect of quality of life and social well-being, and therefore, by extension, sustainable development' (para. 9.80). The government's long-term vision for noise policy is set out within the Noise Policy Statement for England (2010), which aims to promote good health and a good quality of life through the management of noise within the context of government policy on sustainable development. The National Planning Policy Framework (NPPF) states that planning policies and decisions should 'mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life' (para. 180). As noted within the Local Plan, development proposals 'need to consider the noise environment in which development is located, or any locations beyond the boundary of the site that they may affect, and demonstrate how the impacts of the development comply with the Council's requirements' (para. 9.83). New development must also 'demonstrate how any adverse impacts of noise arising from the development or affecting noise sensitive development will be mitigated or otherwise minimised' (para. 9.84).

In the light of the known adverse impact upon residential amenity resulting from noise pollution, the lack of a noise impact report or details of mitigation, and the lack of any plausible method of protecting residents from noise which would not result in other harm, it is concluded that the operation of a mixed use including a hand car wash is incompatible with the adjoining residential properties as it would be detrimental to residential amenity through noise and contrary to Policies DE1, DE10 and Para. 180 of the NPPF.

#### Impact upon Highway Safety-

The site is located on a classified road which receives a considerable amount of traffic. However, the road is quite wide at this point and there is a range of parking bays on the north-eastern side of the road, running from a point just north of the roundabout at the junction with Chapel Lane, running as far as Draycott in the north, which provides opportunity for a considerable amount of safe on-street parking. Therefore, while residents have raised concerns about impact upon highway safety and the inadequate provision of car parking within the site, there have been no reported instances of overspill parking onto the highway in a dangerous manner. Hampshire County Council as Highways Authority have raised no objection to the proposal on highway safety grounds, The Council's Car and Cycle Parking Standards SPD does not contain a specific standard for car washes. However, the one-way system allows for customers vehicles awaiting service to be parked within the site. One

resident of Clayton House has commented that vehicles attempting to enter the workshop have used the dropped kerb of Clayton House, thus risking collision with vehicles emerging from the latter's parking area. It is considered that the provision of the widened dropped kerb at the front would satisfactorily address this point. Overall, it is considered that the continued operation of the mixed use as proposed would not have a severe impact upon highway safety, and the proposal is satisfactory when assessed in the criteria set out in Policy IN2 of the Rushmoor Local Plan.

#### Disposal of Waste Water-

The operation of the car wash generates a flow of waste water that must be effectively removed from the site, without contaminating ground water or local watercourses. In the present case it is proposed to dispose of water by a public foul sewer located towards the rear of the site. The car wash area is located to the rear of the car wash building and the ground slopes down to the rear where a grille collects and directs the flow to the sewer, where fuel/oil interceptors are provided. Only one vehicle can be washed at a time. The operation of washing cars has been viewed by the Case Officer and it appears that the arrangements are effective in directing the water into the sewer. The observed flow rate did not appear to be particularly great and there was no indication that the sewer was unable to cope with this additional discharge. Nevertheless, many of the objectors have raised concerns about the ability of the sewer to accommodate the additional flow, and fear that a continuation of the use will result in a repeat of previous instances where gardens through which the sewer flows have been flooded with sewage.

The Council has little information on the status and condition of the sewer but correspondence with Thames Water on Environmental Health's files indicated that a previous instance where the sewer burst was due to a blockage caused by a build-up of inappropriately flushed household waste. The sewer is owned by Thames Water and it is for them to determine whether the sewer is suitable to accommodate flows from the car wash. Thames Water were consulted on the application and they have raised no objection to the proposal, commenting that "Thames Water would advise that with regard to waste water network and sewage treatment works infrastructure capacity, we would not have any objection to the above planning application, based on the information provided".

They also commented that a Trade Effluent Consent will be required for any Effluent discharge resulting from vehicle washing and that any discharge without this consent is illegal and may result in prosecution. It is not known whether the applicant has applied for or obtained an appropriate Consent in the meantime, but as of 27 July 2020, Thames Water's Customer Services department confirmed that the company did not have a current consent. The Case Officer reported the matter to Thames Water's Effluent Team for further investigation. Thames Water have statutory powers to address inadequacy in the sewer to accommodate waste water. This falls outside the remit of planning legislation which cannot seek to duplicate the control provided by other legislation.

Objectors have also raised concerns that effluent from the car wash may contain chemicals that may damage the environment and find its way into local water courses. Impermeable surfaces are used throughout the site and there would be little possibility that wastewater will contaminate ground water. Waste water would be directed into a foul sewer, which is designed so that it will not discharge into water courses. Thames Water will consider whether it will be appropriate to discharge this type of effluent into their sewer, but it is understood that they have permitted car washes to discharge effluent for car washes into the sewer network elsewhere in the Borough.

It is considered that there is insufficient evidence to refuse planning permission on the grounds that waste water cannot be effectively disposed of and that there is no conflict with Policy ENV10 in this respect.

#### Other Matters –

Objectors have commented that staff at the car wash are forced to wait at the front of the building while awaiting customers and that this is off-putting to residents entering and leaving their properties. Harm to residential amenity needs to be established, and it is not considered that the impact upon resident's amenity would result in material planning harm.

Objectors have raised concern that the business is of a type that could lend itself to instances of modern slavery or other nefarious matters. The likelihood or otherwise that a premises might be used for criminal activity is not a material planning consideration.

Objectors have also opposed the application on the grounds that the business does not accord with the Rushmoor Council Business Plan April 2019 to March 2022, which encourages high level, sustainable businesses that provide employment for local people. It is acknowledged that the proposal will not meet these objectives. However, the Business Plan does not form part of the adopted Development Plan for the area and there are no policies in the Rushmoor Local Plan which identify hand car washes as being unsuitable uses for this Borough.

Some objectors have argued that the application should be refused on the grounds that the business was commenced before planning permission was obtained. However, Central Government advice is clear that retrospective planning applications should be determined on their planning merits regardless of whether they are retrospective.

Some objectors have questioned whether a car wash is required in this location, as there is another car wash nearby in Chapel Lane. However, this is a business decision made by the applicant and Central Government advice is that Local Planning Authorities should not interfere with such decisions, since market conditions will determine whether there is sufficient demand to support the proposed business.

#### Conclusion –

It is therefore concluded that while the continuation of the mixed use proposed in this application would not harm the general amenity of the area or highway safety, and it appears that adequate means for disposing of waste water are in place, it is considered that it has a significant and adverse effect on residential amenity as a result of noise emitted by the jet wash and other machinery. As a result of the layout of the site and its relation to the adjoining residential properties, it is considered unlikely that any measures to effectively protect residents from noise could be provided. It is therefore recommended that planning permission be refused on the grounds that the use has a significant and adverse impact upon residential amenity through noise, which is substantially greater than noise arising from the authorised use of the premises, contrary to Policies DE1 and DE10 of the Rushmoor Local Plan. It is also recommended that an Enforcement Notice be served, requiring the use to cease.

## FULL RECOMMENDATION

It is recommended that

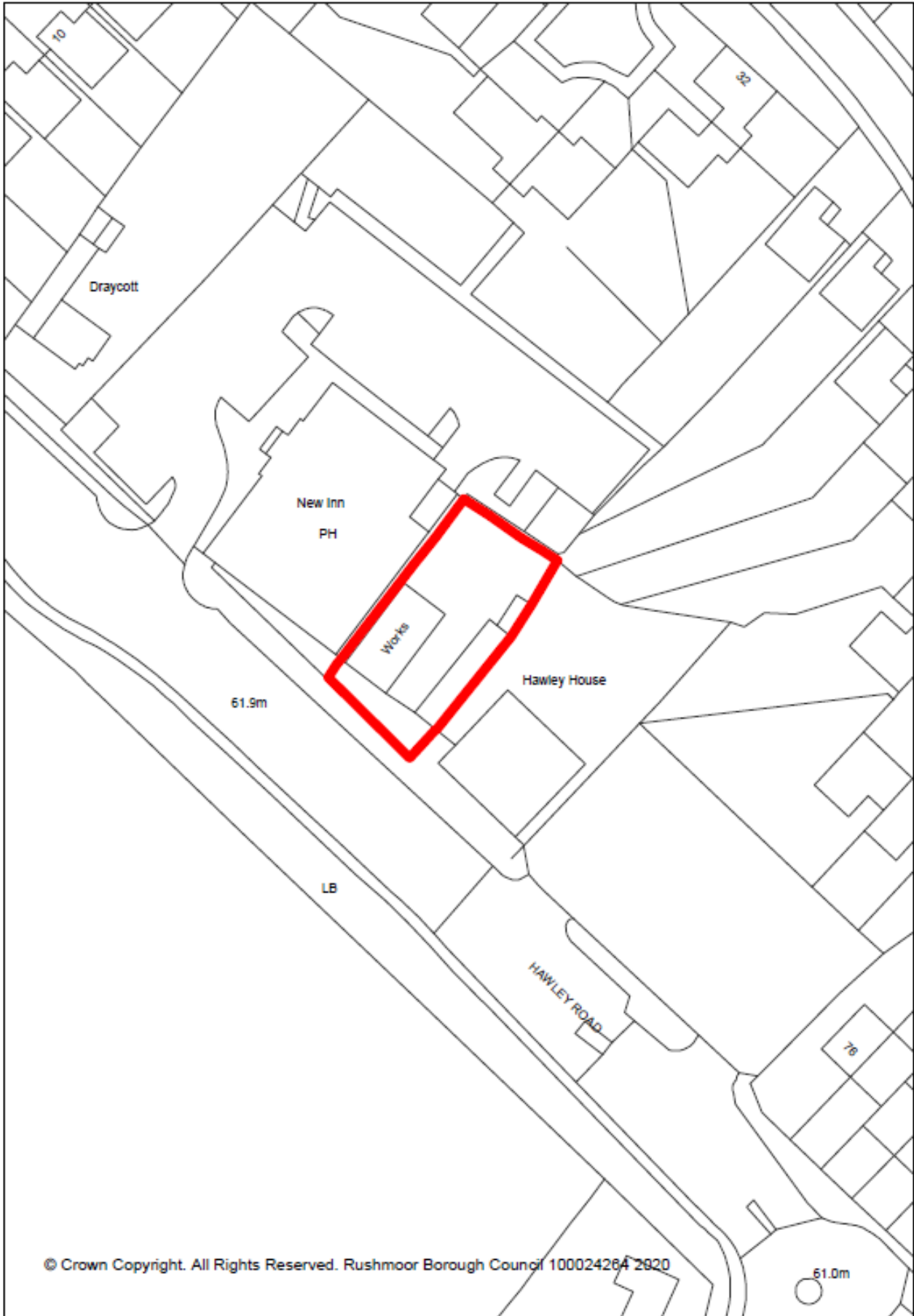
A. Planning permission be **REFUSED** for the following reasons:

B. It is recommended that the Solicitor to the Council be authorised to issue an **ENFORCEMENT NOTICE** with regard to the unauthorised use of the premises as a mixed use comprising a hand car wash and a MOT Testing Station and vehicle repairs at The Old Bakery, Hawley Road, Blackwater, Camberley, GU17 9ES, for the reason that the unauthorised change of use has exposed the occupants of the adjoining residential to excessive noise, to the detriment of their residential amenity and is thereby contrary to Policies DE1 and DE10 of the Rushmoor Local Plan (2014-2032) with One month for compliance.

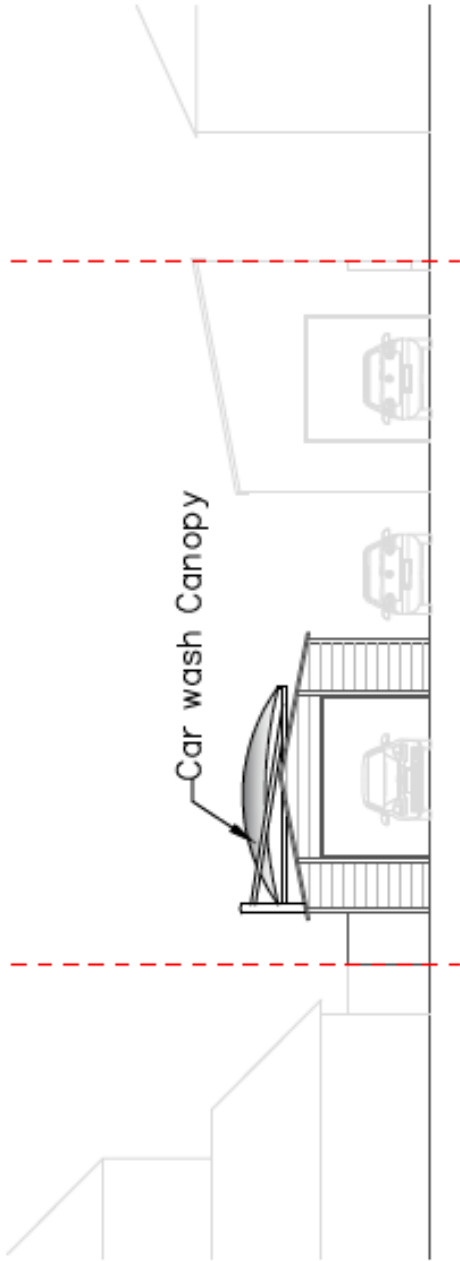
- 1 The continued use of the premises for mixed use incorporating a hand car wash would result in a significant and adverse impact upon residential amenity through noise, which is substantially greater than noise arising from the authorised use of the premises, and for which there appears to be no practical means of mitigation. The use is considered to be incompatible with the adjoining residential properties and the proposal is contrary to Policies DE1 and DE10 of the Rushmoor Local Plan and the National Planning Policy Framework.

### Informatives

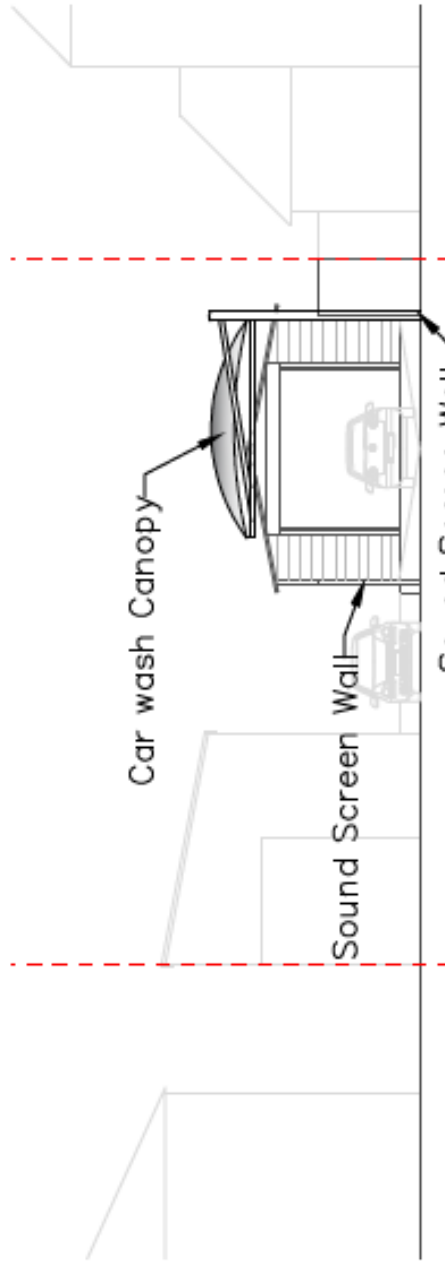
- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance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







PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



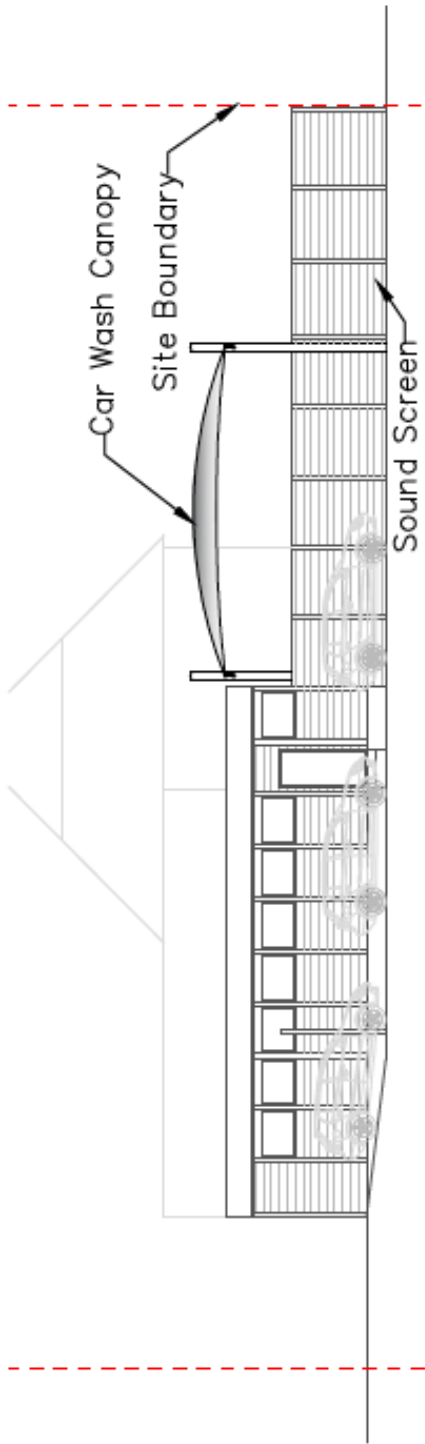
Rev.	Revision	Date	By



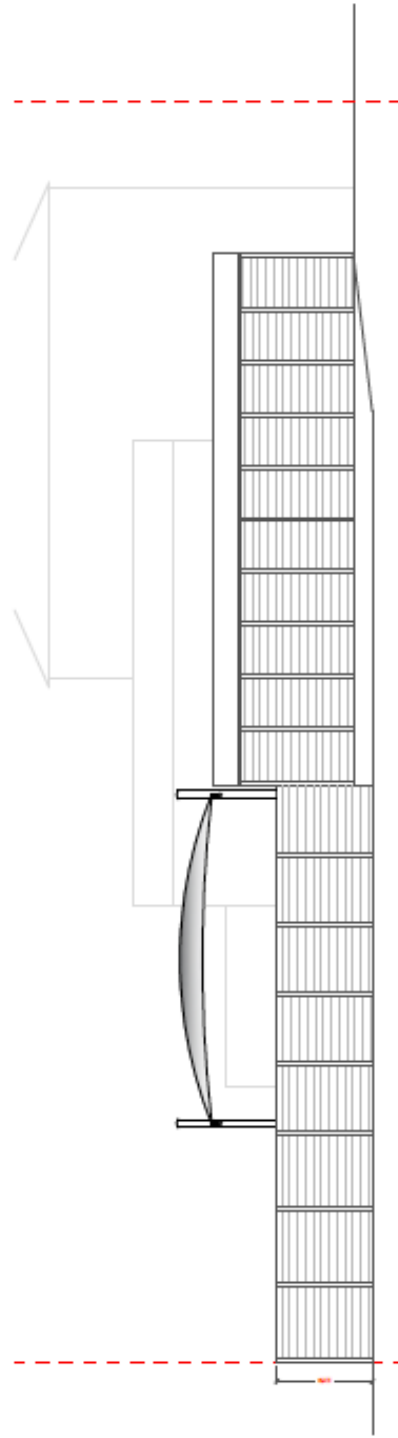
Client : Fiaz Zaman

Project	The Old Bakery, Hawley Road, Blackwater, Camberley, Hampshire GU17 9ES		
Scale:	A3 @ 1:100	Date:	15-06-2020
Job number:	1739	Drawing number:	6
Drawn by:	S.K	Revision:	





EXISTING RIGHT ELEVATION

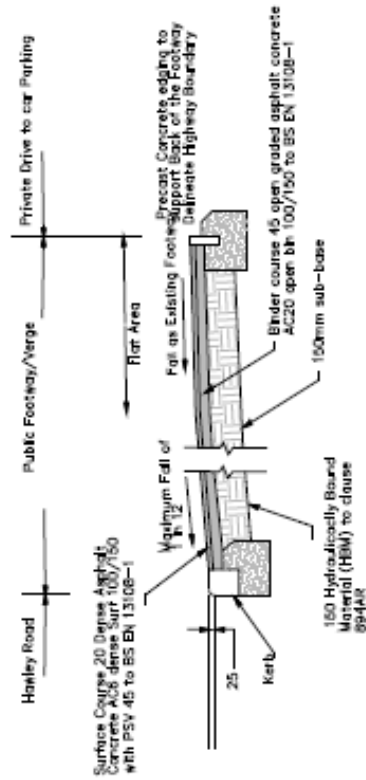
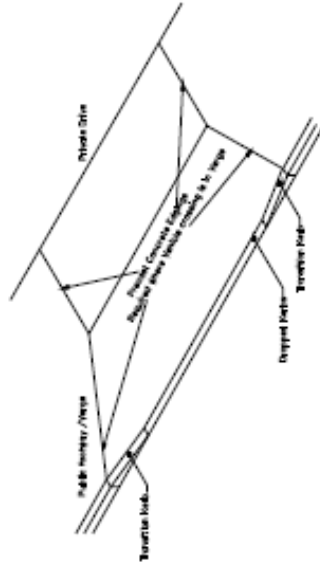
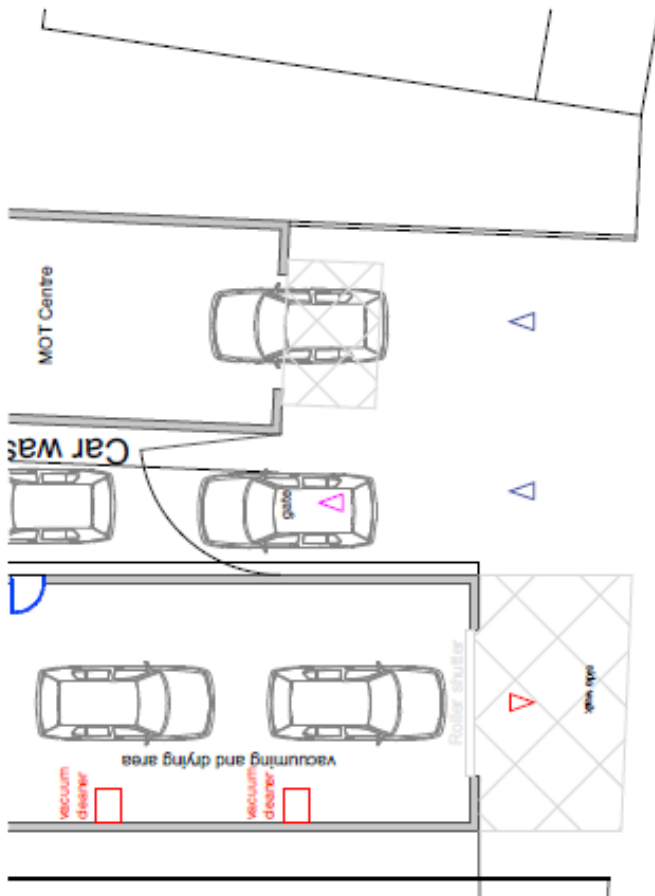


EXISTING LEFT ELEVATION



Ref.	Revised by	Date	By
 <b>CTF Associates</b> Strategic Architecture ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS			
Client :		Fiaz Zaman	
Scale:	A3 @ 1:50	Date:	15-06-2020
Job number:	1739	Drawing number:	7
Project :		The Old Bakery, Hawley Road, Blackwater, Cambridge, Hampshire GU17 9ES	
Drawn by:		S.K	
Revised:			

- PRECAST CONCRETE EDGINGS SHALL BE 150x450 TYPE EF TO BS EN 1340 REQUIRED AS EDGE RESTRAINT TO BACK OF FOOTWAY AND ADJOINING VERGE.
- WEATHERING RESISTANCE: CLASS 3
- BENDING STRENGTH: CLASS 2
- ABRASION RESISTANCE: CLASS 3
- SLP / 3RD RESISTANCE: MIN P.P.T.V. 45.
- SUBBASE SHALL BE ONE OF THE MATERIALS COMPLYING WITH CLAUSE 803 OR CLAUSE 804A, 804B, 804C, 804D OR 804E OR 804F OR 804G OR 804H OR 804I.
- THE GRADIENT OF THE DROPPED CROSSING SHALL BE 1 IN 12 MAXIMUM, BUT THE OVERSEERING ORGANIZATION WILL DETERMINE THE PRECISE LOCATION AND GRADIENT ON SITE PRIOR TO CONSTRUCTION AND THE EXTENT OF ANY FLAT SHALL BE NOTED IN THE DRAWING.
- CONTRACTORS SHALL BE RESPONSIBLE FOR THE DESIGN AND SPECIFICATION USED WITH THE AGREEMENT OF THE OVERSEERING ORGANIZATION.
- ANY EXCAVATION AND RESTRAINT IN FRONT OF THE NEW KERB SHALL BE DETERMINED BY THE OVERSEERING ORGANIZATION.
- TREATMENT OF LAYERS AND VERTICAL JOINTS SHALL BE IN ACCORDANCE WITH CL 903.4.



PROPOSED DROPPED KERBS



Ref:	Revisions	Date	By
Client: Fiaz Zahari			
Job number: 1739			
Drawing number: 8			
Date: 15-06-2020			
Drawn by: S.K			
Revision:			
Scale: A3 @ 1:100			
Project: The Old Bakery, Hawley Road, Blackwater, Camberley, Hampshire GU17 9ES			



ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE USED FOR PLANNING AND BUILDING REGULATIONS

Fiaz Zahari

## 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.

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Application No	19/00835/CONDPP	Ward: Rowhill
Applicant:	Mr Nazim	
Decision:	<b>Permission Granted</b>	
Decision Date:	13 July 2020	
Proposal:	Submission of details pursuant to conditions 3 (SuDS Drainage) and 4 (Landscaping) of planning permission 17/00858/REVPP for retention of 4 bedroom house with amended access	
Address	<b>34 Cranmore Lane Aldershot Hampshire GU11 3AT</b>	

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Application No	20/00177/FULPP	Ward: Rowhill
Applicant:	Mrs Haulkory	
Decision:	<b>Permission Granted</b>	
Decision Date:	05 August 2020	
Proposal:	Erection of single storey rear extension with cat-slide roof partially over existing roof and conversion of existing residential property into 1 x 2-bedroom 4-person occupancy ground-floor flat and 1 x 3 bed 4 or 5-person occupancy flat on first and second floors (2 flats in total)	
Address	<b>49 Cambridge Road Aldershot Hampshire GU11 3JY</b>	

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Application No 20/00202/FULPP Ward: Cove And Southwood

Applicant: Miss Lucy McPartlan

Decision: **Permission Granted**

Decision Date: 17 July 2020

Proposal: Erection of a two storey side extension and single storey rear extension, with installation of roof light to north elevation and flat roof with rooflight to loft area

Address **9 Wood Lane Farnborough Hampshire GU14 0AJ**

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Application No 20/00273/FULPP Ward: Empress

Applicant: Mr & Mrs Crowe

Decision: **Permission Granted**

Decision Date: 21 July 2020

Proposal: Erection of a single storey garage, gym and shed in front side garden

Address **64 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

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Application No 20/00293/FULPP Ward: St Mark's

Applicant: Mr Jack Atkinson

Decision: **Permission Granted**

Decision Date: 13 July 2020

Proposal: Erection of 1no. single storey cafe building constructed using 3no. shipping containers within the car park to the west of Ascent 01 building and associated soft/hard landscaping for a period of 2 years

Address **Ascent 1 1 Aerospace Boulevard Farnborough Hampshire GU14 6XW**

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Application No 20/00345/REXPD Ward: Manor Park

Applicant: Mr Andrew Holt

Decision: **Prior approval is NOT required**

Decision Date: 17 July 2020

Proposal: Erection of a single storey rear extension measuring 5.7 metres from the original rear wall of the house x 3 metres high (flat roof)

Address **79 Boxalls Lane Aldershot Hampshire GU11 3QH**

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Application No 20/00349/FULPP Ward: St Mark's  
Applicant: Mr R Stedman  
Decision: **Permission Granted**  
Decision Date: 14 July 2020  
Proposal: Erection of a single storey front extension  
Address **10 Gordon Road Farnborough Hampshire GU14 6HN**

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Application No 20/00356/FULPP Ward: Empress  
Applicant: Mr & Mrs Carr  
Decision: **Permission Granted**  
Decision Date: 13 July 2020  
Proposal: Erection of a single storey rear extension  
Address **7 St Michaels Road Farnborough Hampshire GU14 8ND**

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Application No 20/00364/FULPP Ward: Empress  
Applicant: Mr Oliver Porter  
Decision: **Permission Granted**  
Decision Date: 07 August 2020  
Proposal: Erection of two storey side extension  
Address **1 Kiln Place Farnborough Hampshire GU14 0FD**

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Application No 20/00366/FUL Ward: St Mark's  
Applicant: Mr Gary Mather  
Decision: **Permission Granted**  
Decision Date: 21 July 2020  
Proposal: Retention of an outbuilding  
Address **2 Alfreds Court Farnborough Hampshire GU14 6GN**

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Application No 20/00367/FULPP Ward: Manor Park

Applicant: Mr And Mrs Simon Walker

Decision: **Permission Granted**

Decision Date: 21 July 2020

Proposal: Erection of a single storey rear extension

Address **81 Jubilee Road Aldershot Hampshire GU11 3QD**

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Application No 20/00368/FUL Ward: Empress

Applicant: Mr Laurentiu Negulescu

Decision: **Permission Granted**

Decision Date: 04 August 2020

Proposal: Retention of a two storey side extension, part single and part two storey rear extension and single story front extension (variation of approved planning permission 19/00872/FULPP dated 10th January 2020 to allow a change in window design), and retention of a conservatory and barbeque/chimney in rear garden

Address **13 Cabrol Road Farnborough Hampshire GU14 8NY**

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Application No 20/00379/TPOPP Ward: Empress

Applicant: Mrs Madeline Neal

Decision: **Permission Granted**

Decision Date: 17 July 2020

Proposal: Oak - crown lift stem feathers and crown skirt to give 5 metre ground clearance and crown thin to 30% (T10 of TPO381)

Address **14 Hinstock Close Farnborough Hampshire GU14 0BE**

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Application No 20/00381/REV Ward: St Mark's

Applicant: Mrs Nicola Collins

Decision: **Permission Granted**

Decision Date: 23 July 2020

Proposal: Relief of condition 13 of planning permission RSH 1372/3 dated 31.01.84 to allow the conversion of garage to form a habitable room

Address **43 Reading Road Farnborough Hampshire GU14 6UG**

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Application No 20/00386/FULPP Ward: Wellington  
Applicant: Mr. Andy Horwood  
Decision: **Permission Granted**  
Decision Date: 07 August 2020  
Proposal: Extension of existing 2.4m high paladin fence and gates on northern boundary  
Address **5 Wellington Avenue Aldershot Hampshire GU11 1SQ**

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Application No 20/00387/PDC Ward: Fernhill  
Applicant: C. Lee  
Decision: **Development is Lawful**  
Decision Date: 16 July 2020  
Proposal: Lawful Development Certificate For Proposed Development: Conversion of existing garage to a habitable room  
Address **20 Woodlands Close Blackwater Camberley Hampshire GU17 9HZ**

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Application No 20/00391/REXPD Ward: West Heath  
Applicant: Mr Danny Smith  
Decision: **Prior approval is NOT required**  
Decision Date: 14 July 2020  
Proposal: Erection of a single storey rear extension measuring 8 metres from the rear wall of the property, 2.5 metres to the eaves and 3.6 metres overall height  
Address **73 Fernhill Road Farnborough Hampshire GU14 9SA**

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Application No 20/00393/TPOPP Ward: St John's  
Applicant: Mr Stephen Wroot  
Decision: **Permission Granted**  
Decision Date: 03 August 2020  
Proposal: One Oak tree (T5 of TPO 353A) reduce four lowest limbs by no more than 2 metres  
Address **21 Moselle Close Farnborough Hampshire GU14 9YB**

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Application No 20/00395/TPOPP Ward: Knellwood  
Applicant: Mrs Pain  
Decision: **Permission Granted**  
Decision Date: 17 July 2020  
Proposal: Two Oaks (T8 and T9 of TPO 396A) thin crowns by no more than 20% and crown lift by no more than 6 metres from ground level  
Address **31 Pirbright Road Farnborough Hampshire GU14 7AB**

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Application No 20/00396/FULPP Ward: Fernhill  
Applicant: Mr and Mrs Lukas Nagorski  
Decision: **Permission Granted**  
Decision Date: 23 July 2020  
Proposal: Erection of a single storey rear extension  
Address **27 Blackthorn Crescent Farnborough Hampshire GU14 9AE**

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Application No 20/00397/TPO Ward: St John's  
Applicant: Mr Ashvin Sunak  
Decision: **Permission Granted**  
Decision Date: 17 July 2020  
Proposal: T1 Oak - remove 6 lowest limbs, T2 Oak - remove 11 lowest limbs and reduce one at elbow, T3 Silver Birch - remove 7 lowest limbs (G9 of TPO 407)  
Address **Land Affected By TPO 407 - To The North And South Of Juniper Road And To The West Of Trunk Road Farnborough Hampshire**

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Application No 20/00402/TPOPP Ward: Rowhill  
Applicant: Ms Mosford  
Decision: **Permission Granted**  
Decision Date: 17 July 2020  
Proposal: One Monterey Cypress (T1 of TPO 313) prune to provide clearance of building by no more than 2 metres  
Address **Land Affected By TPO 313 - Miles Court 74 Cambridge Road Aldershot Hampshire**

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Application No 20/00403/TPO Ward: St John's  
Applicant: Mrs Margaret Lee  
Decision: **Permission Granted**  
Decision Date: 17 July 2020  
Proposal: One Oak (part of group G21 of TPO 358A) remove three lower branches overhanging 116 Fleet Road  
Address **2 The Birches Farnborough Hampshire GU14 9RP**

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Application No 20/00406/HCC Ward: North Town  
Applicant: Hampshire County Council  
Decision: **No Objection**  
Decision Date: 31 July 2020  
Proposal: Installation of a single modular classroom building  
Address **Alderwood Junior School Newport Road Aldershot Hampshire GU12 4PW**

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Application No 20/00408/FULPP Ward: Aldershot Park  
Applicant: MR & MRS ZEGMOU  
Decision: **Permission Granted**  
Decision Date: 03 August 2020  
Proposal: Erection of a single-storey side/rear extension, front porch, garden room and retention of a tree house in the rear garden  
Address **27 Gillian Close Aldershot Hampshire GU12 4HU**

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Application No 20/00409/FUL Ward: Cove And Southwood  
Applicant: Mr L Jones  
Decision: **Permission Granted**  
Decision Date: 14 July 2020  
Proposal: Erection of a two storey side extension, single storey rear extension and erection of a new boundary screen wall  
Address **17 Wisley Gardens Farnborough Hampshire GU14 0RS**

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Application No 20/00413/REXPD Ward: Fernhill  
Applicant: Mr Kam  
Decision: **Prior approval is NOT required**  
Decision Date: 21 July 2020  
Proposal: Erection of a single storey rear extension measuring 5m from the original rear wall, 2.5m to the eaves and 3.6m in overall height  
Address **76 Blackthorn Crescent Farnborough Hampshire GU14 9AG**

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Application No 20/00414/FULPP Ward: St John's  
Applicant: Mr Phil Merrick  
Decision: **Permission Granted**  
Decision Date: 21 July 2020  
Proposal: Removal of laurel bushes and replace with wooden fence, concrete posts and gravel boards  
Address **36 The Birches Farnborough Hampshire GU14 9RP**

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Application No 20/00415/TPOPP Ward: Fernhill  
Applicant: Mark Wilkinson  
Decision: **Permission Granted**  
Decision Date: 17 July 2020  
Proposal: One Oak (T5 of TPO 321) reduce crown height by no more than 3 metres and crown thin by no more than 20%  
Address **27 Woodlands Walk Blackwater Camberley Hampshire GU17 9HY**

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Application No 20/00427/PDC Ward: West Heath  
Applicant: Mr. Bhuwani Psd Gurung  
Decision: **Development is Lawful**  
Decision Date: 21 July 2020  
Proposal: Lawful Development Certificate for proposed development: Erection of a single storey side/rear extension with two roof lights  
Address **9 Avon Close Farnborough Hampshire GU14 9LN**

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Application No 20/00428/TPOPP Ward: St John's

Applicant: Mr Davis

Decision: **Permission Granted**

Decision Date: 23 July 2020

Proposal: One Hornbeam (T9 of TPO 365) reduce in height by no more than 2 metres and reduce lateral growth over the garden (Northwest) by no more than 3 metres, all pruning cuts to secondary growth points, tapering the reductions into the sides and top of the crown

Address **26 Silver Birch Way Farnborough Hampshire GU14 9UP**

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Application No 20/00429/TPOPP Ward: Knellwood

Applicant: Mr Cull

Decision: **Permission Granted**

Decision Date: 17 July 2020

Proposal: Remove one Oak ( part of group G3 of TPO 374) as per submitted plan

Address **7 The Sycamores Farnborough Hampshire GU14 7BE**

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Application No 20/00431/TPOPP Ward: St John's

Applicant: Mrs Byczok

Decision: **Permission Granted**

Decision Date: 03 August 2020

Proposal: Two Oaks (part of group G1 of TPO 353A) tree T1 as per submitted plan, crown reduce by no more than 3 metres. Tree T2 thin by no more than 20% and remove minimal branches that are less than a metre in length

Address **5 Moselle Close Farnborough Hampshire GU14 9YB**

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Application No 20/00435/TPO Ward: Empress

Applicant: Mr Brother Michael

Decision: **Permission Granted**

Decision Date: 23 July 2020

Proposal: Three Oaks (T4, T5 and T6 of TPO 380) as per attached plan, crown lifted by no more than 5 metres from ground level. Trees (within the area of group G5 of TPO 380) near road to be crown lifted to no more than 5 metres from ground level to allow access for lorries. Also shrubbery within group G5 area to be trimmed back to wooden fence

Address **St Michaels Abbey 280 Farnborough Road Farnborough Hampshire GU14 7NQ**

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Application No 20/00437/REXPD Ward: West Heath

Applicant: Mr And Mrs Ridley

Decision: **Prior Approval Required and Granted**

Decision Date: 07 August 2020

Proposal: Erection of a single storey rear extension measuring 5 metres from the rear wall of the property, 3 metres to the eaves and 3 metres overall height

Address **36 Mayfield Road Farnborough Hampshire GU14 8RS**

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Application No 20/00445/TPOPP Ward: Fernhill

Applicant: Mr Tony Garner

Decision: **Permission Refused**

Decision Date: 03 August 2020

Proposal: Remove one Silver Birch (T8 of TPO 357A)

Address **215 Sandy Lane Farnborough Hampshire GU14 9LA**

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Application No 20/00446/TPOPP Ward: Manor Park

Applicant: New Green Services

Decision: **Permission Granted**

Decision Date: 03 August 2020

Proposal: One Cedar (T17 of TPO 288A) remove all major deadwood over 3 inches in diameter. Crown lift by no more than 5.2 metres from road level and reduce 2 stems as per photos to re-balance

Address **Land Affected By TPO 288A - Between The Railway Line, Osprey Gardens And Boxalls Lane Aldershot Hampshire**

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Application No 20/00448/FUL Ward: Cove And Southwood

Applicant: Miss Helen Moss

Decision: **Permission Granted**

Decision Date: 05 August 2020

Proposal: Erection of a single storey rear extension

Address **80 Prospect Road Farnborough Hampshire GU14 0EE**

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Application No 20/00453/TPOPP Ward: Cherrywood

Applicant: Mr Cornell

Decision: **Permission Granted**

Decision Date: 03 August 2020

Proposal: Two Oaks (T4 and T5 of TPO 277) crown thin by no more than 10% and crown lift by no more than 6 metres from ground level

Address **5 Tavistock Gardens Farnborough Hampshire GU14 8DB**

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Application No 20/00460/TPOPP Ward: St John's

Applicant: Mr John Roylance

Decision: **Permission Granted**

Decision Date: 03 August 2020

Proposal: T1 Beech Tree - Removal of 4 lower lateral branch limbs from the large beech tree (A on sketch) overhanging our property. I am requesting that these branches are removed to give a more asymmetric shape, which at the same time not affecting the cosmetic look of the tree. The overhanging branches have been dropping beech nuts, which has caused damage to our conservatory roof. T2 Beech Tree - removal of a small tree adjacent to our property (B on sketch) which is currently less than 30 diameter. (TPO 365)

Address **Amenity Land To The West Of 10 To 30 Chestnut Tree Grove Farnborough Hampshire**

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Application No 20/00462/TPOPP Ward: Empress

Applicant: Ms Kate Houghton

Decision: **Permission Granted**

Decision Date: 03 August 2020

Proposal: Mixed group of trees (group G5 of TPO 380) G1 as shown on the submitted plan, cut back overhanging branches to boundary of all properties at 1-19 Abbey Way

Address **Land Affected By TPO 380 Coombe Way Farnborough Hampshire**

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Application No 20/00464/TPOPP Ward: St John's

Applicant: Mr Eliot Greaves

Decision: **Permission Granted**

Decision Date: 06 August 2020

Proposal: Two Oaks (part of group G4 of TPO 261) tree T1 on submitted plan, remove lower lateral growth along the length of the house to the main stem removing previous pollard points, remove epicormic growth back to main stem. Reduce lateral growth over roof by no more than 2.5 metres, remove lateral growth over garden and patio at previous pollard points, upper canopy lateral growth to cut back by no more than 2 metres and balance upper canopy. Remove one Common Juniper Cypress (part of group G4 of TPO 261) tree T2 on submitted plan

Address **Land Affected By TPO 261 - To The North Of Whetstone Road And Melrose Close And East Of Trunk Road Farnborough Hampshire**

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Application No 20/00465/HCC Ward: Wellington  
Applicant: Wendy Agombar  
Decision: **No Objection**  
Decision Date: 31 July 2020  
Proposal: Installation of double modular classroom  
Address **Talavera Junior School Gun Hill Aldershot Hampshire GU11 1RG**

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Application No 20/00467/TPOPP Ward: Empress  
Applicant: Mr Peter Edwards  
Decision: **Permission Granted**  
Decision Date: 06 August 2020  
Proposal: Two Copper Beech trees ( T1 and T2 of TPO 327) reduce crown heights by no more than 3 metres and reduce limbs overhanging garden of 156 Ship Lane by no more than 2 metres  
Address **Land Affected By TPO 327 Ship Lane Cemetery Access Farnborough Hampshire**

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Application No 20/00473/PDCPP Ward: Knellwood  
Applicant: Ms Victoria James  
Decision: **Permission Granted**  
Decision Date: 05 August 2020  
Proposal: Certificate of Lawfulness For Proposed Development: Formation of a hipped to gable roof extension, formation of an 'L' shaped dormer window within rear facing roof slope and two roof lights within front facing roof slope  
Address **21 Canterbury Road Farnborough Hampshire GU14 6NS**

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Application No 20/00486/DEMOPP Ward: Empress  
Applicant: Mr Paul Brooks  
Decision: **Prior approval is NOT required**  
Decision Date: 04 August 2020  
Proposal: PRIOR APPROVAL : demolition of existing community centre building  
Address **Elles Hall Meudon Avenue Farnborough Hampshire GU14 7LE**

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Application No 20/00503/NMAPP

Ward: Empress

Applicant: Mrs Debra Riordan

Decision: **Permission Granted**

Decision Date: 05 August 2020

Proposal: Non-material Amendment to planning permission 19/00725/FULPP dated 3rd December 2019 to change garage door to white aluminium, change feature strip above garage with soldier brick with quoin details to brickwork

Address **Windsor House 50 Pierrefondes Avenue Farnborough Hampshire GU14 8NH**

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Application No 20/00561/NMA

Ward: Knellwood

Applicant: Mr W Pilgram

Decision: **Permission Granted**

Decision Date: 07 August 2020

Proposal: Non-material amendment to planning permission 19/00580/FULPP dated 19th Sept 2019 to allow changes to include hip ends to roof of front extension, render finish under front bay windows and around front door and around front elevation of garage with addition of quoin brick details, render top half of side facing wall of garage and render finish to single storey rear extension with change of part of the side facing roof of single storey extension to a parapet wall with copping stone finish

Address **7 Manor Road Farnborough Hampshire GU14 7EX**

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**Development Management Committee    Planning Report No. EPSH2027  
19<sup>th</sup> August 2020**

**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.
- 1.2    **14 Hilder Gardens** : Against the refusal of planning permission for demolition of existing garage at 15 Hilder Gardens and erection two detached dwellings to the rear with ancillary parking and access road. This appeal is being dealt with by means of the written procedure.

**2.    Appeal decisions**

- 2.1    There are no new appeal decisions to report.

**3.    Recommendation**

- 3.1    It is recommended that the report be **NOTED**.

Tim Mills  
Head of Economy, Planning and Strategic Housing

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Development Management Committee  
19<sup>th</sup> August 2020

Planning Report No. EPSH2028

**Planning (Development Management) summary report for the quarter  
Apr-Jun 2020**

**1. Introduction**

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1<sup>st</sup> April to 30<sup>th</sup> June.

**2. Planning Applications**

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the fourth quarter and for the financial year. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 98 cases in the quarter. These are included in the total figures reflecting workload set out at 3.1 below.

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

Decisions in quarter	Apr-Jun 2020	Government Target	2019/2020 Total
4	100%	60%	95%

\*Decisions on 34 applications determined in quarter 1 were outside the statutory period, all were however the subject of agreed extensions of time and therefore recorded as 'in time'.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Apr-Jun 2020	Government Target	2019/2020 Total
13	77%	65%	91%

\*Decisions on 5 applications determined in the quarter were outside the statutory period, 2 were the subject of agreed extensions of time and therefore recorded as 'in time'.

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

Decisions in quarter	Apr-Jun 2020	Government Target	2019/2020 Total
53	84.6%	80%	91.7%

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

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

Government Target	Apr-Jun 2020	Appeal Decisions
40% max	0%	1

### 3. Workload

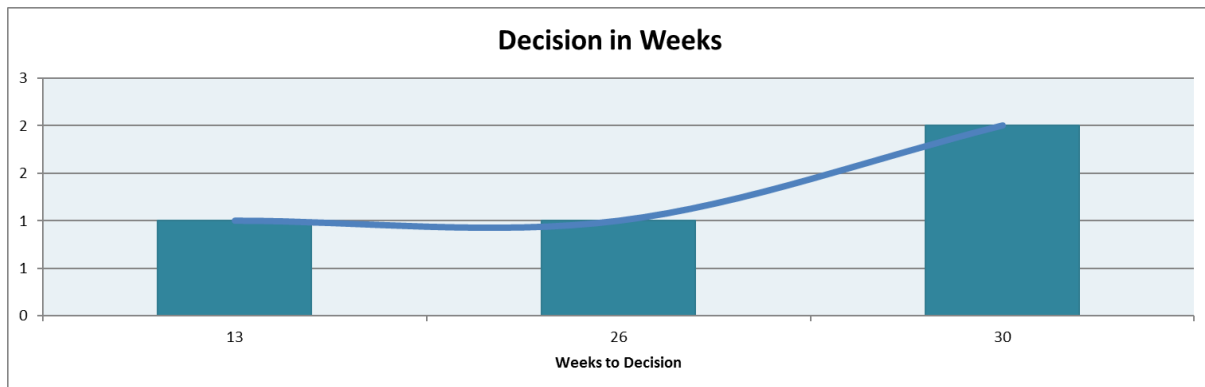
3.1 This section deals with workload demand on the Development Management Section in the first quarter of 2020-2021.

Departmental Work Demand Apr-Jun 2020

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q1	300	87	1021	168	0

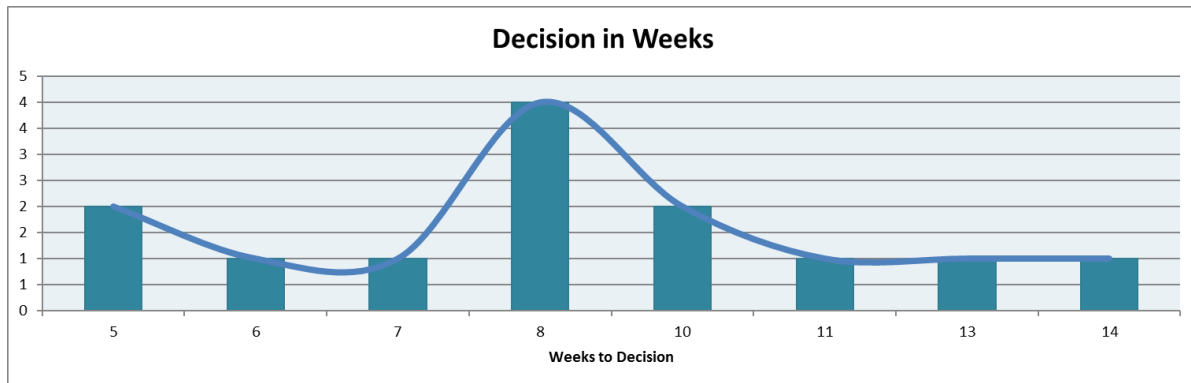
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2020-2021.

Major and small-scale majors Total 4



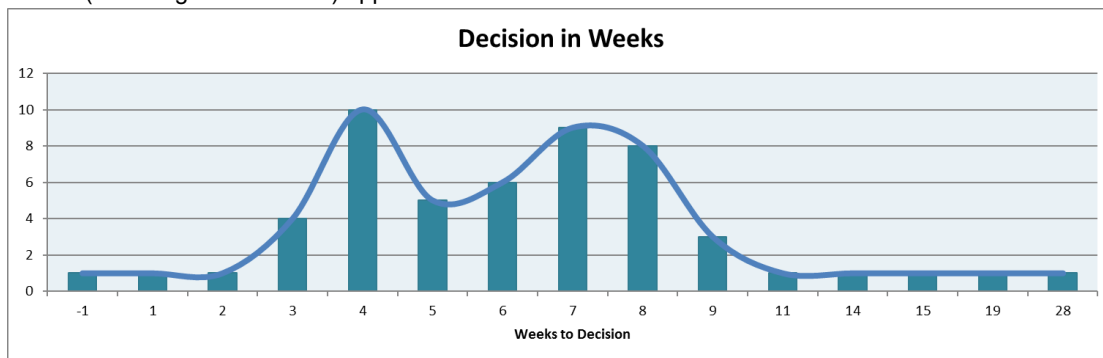
3.3 Performance with regard to Major applications remains well above the Government target with all cases determined within the statutory 13 week period or in accordance with agreed extensions of time or planning performance agreements.

Minor (Non householder) applications Total 13



3.4 This second graph illustrates the determination times for minor applications, 93.75% of which were determined within the statutory period or in accordance with agreed extensions of time in the first quarter of 2020-21.

'Other' (Including Householder) applications Total 53



3.5 This third graph shows that in the first quarter of this financial year the majority of householder applicants received decisions within eight weeks and notwithstanding the adaptation to new working conditions, a significant proportion received decisions in the fourth and fifth weeks after their validation date.

#### 4. Fee Income

4.1 The total planning fee income received for the first quarter was £72,578 against a budget estimate of £120,000.

4.2 The total pre-application income received for the first quarter was £5,748 against a budget estimate of £9,000.

## 5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The allocation of capacity in the Southwood II, Hawley Meadows and Rowhill Copse SANGs is now complete and there will henceforth be no new contributions or reports, with the exception of any residual contributions arriving from older schemes. Allocation with a view to collection of contributions in respect of the first phase of the new Southwood Country Park SANG commenced in August 2019.

Section 106 contributions received	Apr-Jun 2020
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£148,401.43
Open Space (specific projects set out in agreements)	£33,099.00
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £0 b) £ e) £43,500.00 f) £0
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) £0 b) £0 c) £65,454.43 d) £1,578.00 e) £4,770.00 f) £0
Transport (specific projects set out in agreements)*	£0

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

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

5 new undertakings/legal agreements were signed in the period April-Jun 2020.

## 6. Comment on workload for this quarter

6.1 Whilst this first quarter saw sustained numbers of application submissions, the receipts, both in terms of application type and fees, reflect the corresponding peak period of Covid 19 lockdown. Planning application and pre-application income has remained lower than anticipated comprising around 60% of budget estimates. Fewer householders understandably have pursued applications to extend their properties in the face of the uncertainty regarding the ability to implement the projects or employ contractors who can work within social

distancing constraints. There has been a marked increase in applications to fell or carry out works to trees which reflects the season, the favourable weather and possibly results from people spending more time in gardens whilst furloughed or working from home. These applications however do not attract any fee income. The most significant variable, the effect of submission of major applications and their associated fees, remains difficult to predict. However, it is noteworthy that the single planning fee for the recently received Galleries application (just outside the quarter the subject of this report) is on its own the equivalent of the entire fee income budgeted for a quarter.

- 6.2 A transition to different working arrangements continues to present challenges but planning staff and those who support them have succeeded in maintaining the delivery of our service without significant interruption.

## **7. Wellesley**

- 7.1 There have been 670 residential occupations to date at Wellesley. Maida Development Zone A is substantially complete. This contains 228 units of which 226 are occupied. The remaining two will be constructed/occupied once the sales suite is no longer required in connection with the Corunna Development Zones B1 & B2.
- 7.2 The Corunna Zone (Zone B) , opposite Maida on the west side of Queen's Avenue is at an advanced stage of completion for Phases B1 & B2 (227 residential units). Works continue on Corunna Phases B3 & B4 to provide a further 454 residential dwellings. 325 units are now occupied within the entire zone, and this includes affordable housing.
- 7.3 A planning application for improvements to the junction of Queen's Road and Alison's Road junction, as required by the Wellesley legal agreement, was approved in June 2020.
- 7.4 Gunhill Development Zone (Zone E) is west of the Cambridge Military Hospital and north of Hospital Road. This comprises 107 residential units. 97 of these units of private rented accommodation are currently occupied.
- 7.5 Works have recently resumed on phase 1 of McGrigor Zone D. This zone is north of the Cambridge Military Hospital, to the east of Maida Zone, and will provide a total of 116 residential units. 22 of these units are currently occupied.
- 7.6 Work continues on the first phases of the Cambridge Military Hospital Development Zone C. This follows the approval of details pursuant to pre-commencement conditions attached to the reserved matters and listed building consents for the main hospital, Louise Margaret Hospital and Gunhill House & Water Tower. Weston Homes are planning a marketing launch for The Cambridge Military Hospital in September 2020, with the first occupations expected at the start of 2021.

**8. Recommendation**

8.1 That the report be NOTED

Tim Mills  
Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

*BACKGROUND PAPERS: None.*