



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*to be held as a Virtual Meeting on
Wednesday, 17th February 2021 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 Kathy Flatt,
Democracy and Community, 01252 398829 kathy.flatt@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 20th January 2021 (copy attached).

3. PLANNING APPLICATIONS – (Pages 11 - 48)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2105 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	20/00400/FULPP	Land at former Lafarge Site, Hollybush Lane, Aldershot	For information
2	20/00856/FULPP	Land to the rear of Nos. 26-40 Cove Road, Farnborough	For information

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

Item	Pages	Reference Number	Address	Recommendation
3	17-32	20/00782/FULPP	No. 1 Elms Road, Aldershot	Grant
4	33-36	21/00034/FUL	Gurkha Statue, Princes Gardens, Aldershot	Grant

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

4. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – (Pages 49 - 52)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2106 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER OCTOBER TO DECEMBER 2020 – (Pages 53 - 58)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2107 (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 October to December 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 CONTROL COMMITTEE – 17TH FEBRUARY 2021
DECLARATIONS OF INTEREST

NAME: COUNCILLOR _____

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, 20th January, 2021 at 7.00 pm held 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 K. Dibble
Cllr C.P. Grattan
Cllr Nadia Martin
Cllr B.A. Thomas

Non-Voting Member:

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

52. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declaration of interest was made:

Member	Application No. and Address	Interest	Reason
Cllr P.I.C. Crerar	20/00785/FULPP (Development Site, Land at 'The Haven', No. 19 York Crescent, Aldershot)	Personal	

53. MINUTES

Subject to an amendment to the second sentence of the second paragraph of Minute No. 49 (Application No. 20/00700/COU – Parkside Centre, No. 57 Guildford Road, Aldershot) to read "A majority of the Committee ...", the Minutes of the meeting held on 11th November, 2020 were approved and signed by the Chairman.

54. 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:

20/00916/RBCRG3 Aldershot Park Crematorium, Guildford Road,
Aldershot

- (ii) planning permission/consent be refused in respect of the following applications, as set out in Appendix “B” attached hereto for the reasons mentioned therein:

- * 20/00149/FULPP Units 2A and 3, Blackwater Shopping Park, No. 12
Farnborough Gate, Farnborough
- * 20/00785/FULPP Development Site, Land at ‘The Haven’, No. 19 York
Crescent, Aldershot

- (iii) 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. EPSH2102, be noted;

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

20/00856/FULPP Land to the rear of Nos. 26-40 Cove Road,
Farnborough

- * 20/00400/FULPP Land at former Lafarge site, Hollybush Lane,
Farnborough;

- * The Head of Economy, Planning and Strategic Housing’s Report No. EPSH2102 in respect of these applications was amended at the meeting

55. REPRESENTATION BY THE PUBLIC

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

Application No.	Address	Representation	In support of or against the application
20/00149/FULPP	Units 2A and 3 Blackwater Shopping Park, No. 12 Farnborough Gate, Farnborough	Mr. C. Tookey	Against
		Mr. D. Pannell	In support
20/00785/FULPP	Development Site, Land at 'The Haven', No. 19 York Crescent, Aldershot	Mr. H. Pietrzak	Against
		Ms. C. Grant	In support

56. **APPEALS PROGRESS REPORT**

(1) **New Appeals**

Address	Description
The Chestnuts, No. 34 Church Circle, Farnborough	Against the refusal of planning permission for the formation of a dormer window to the front of the garage roof to facilitate a habitable room. It was noted that this appeal would be dealt with by means of the written procedure.
No. 244 Farnborough Road, Farnborough	Against the refusal of planning permission for the erection of a three-storey building comprising flexible use of either A1/A2 use on ground floor with two two-bedroom residential units to the upper floors and associated parking. It was noted that this appeal would be dealt with by means of the written procedure.
Land adjacent to No. 1 Pickford Street, Aldershot	Against the refusal of planning permission for the erection of a five-storey building to comprise fourteen two-bedroom flats with associated parking for No. 1 Pickford Street, Enterprise House, Nos. 84-86 Victoria Road and the proposed development. It was noted that this appeal would be dealt with by means of the written procedure.

No. 16 Churchill
Avenue, Aldershot

Against the refusal of planning permission for alterations and extensions to the existing dwelling to form two three-bedroom semi-detached dwellings and one three-bedroom detached dwelling house with parking and additional dropped kerb. It was noted that this appeal would be dealt with by means of the written procedure.

(2) **Appeal Decision**

**Application /
Enforcement Case
No.**

Description

Decision

19/00151/BOUND

Appeals (A and B) by two separate parties against an enforcement notice issued on 6th July 2020 requiring the removal of a partially open-sided outbuilding and the reduction in height of a front boundary fence and gates to one metre at No. 162 Fleet Road, Farnborough; and

Dismissed

20/00056/FUL

Against the refusal of planning permission for the retention of a two metres high timber fence with access front gate to the front of the property and covered car port (Appeal C) at No. 162 Fleet Road, Farnborough

Dismissed

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2103 be noted.

The meeting closed at 8.50 pm.

CLLR J.H. MARSH (CHAIRMAN)

**DEVELOPMENT MANAGEMENT COMMITTEE
20TH JANUARY 2021**

APPENDIX "A"

Application No. & Date Valid: 20/00916/RBCRG3

8th December 2020

Proposal: Erection of single storey extension and containerised cremator within the rear service yard for a temporary period at **Aldershot Park Crematorium, Guildford Road, Aldershot, Hampshire**

Applicant: Mr Graham King, c/o Rushmoor Borough Council

- 1 The building hereby permitted shall be removed and the land restored to its former condition on or before 2 years and 6 months from the date of this permission.

Reason - Given the impact of the character and appearance of the structure, reconsideration in the light of prevailing circumstances at the end of the specified period would be appropriate in the interest of amenity.

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

4705-1001 C1

19-2009 13

19-2009 12

19-2009-11

19-2009-10

8124-0001 P2

Details within noise report 5007-1600-1001

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

- 3 The external walls of the extension hereby permitted [excluding the containerised cremator] shall be finished in materials of a similar colour and type as those of the existing building. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

APPENDIX "B"

Application No. 20/00149/FULPP
& Date Valid:

24th February 2020

Proposal:

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); 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) at

Units 2A and 3, Blackwater Shopping Park, No. 12 Farnborough Gate, Farnborough

Applicant:

Lothbury Property Trust Company Ltd

Reasons:

- 1 It is considered that there is a sequentially preferable suitable and available town centre location which could accommodate the proposed development. Development in this out of town location would therefore be contrary to the objective of regenerating Farnborough town centre and would adversely impact upon the vitality and viability of the town centres within the Borough. As such the proposal conflicts with Policies SS1, SS2, SP1, SP2 and LN7 of the adopted New Rushmoor Local Plan (2014-2032), the advice contained in the National Planning Policy Framework and the objectives of the Supplementary Planning Documents on Farnborough Town Centre (July 2007) and accompanying Prospectus.
- 2 The proposal fails to make the appropriate financial contributions for the implementation and monitoring of a Travel Plan. The proposals thereby fail to meet the requirements of Policy IN2 of the adopted New Rushmoor Local Plan (2014-2032).

Proposal: Erection of 1 x 4-bedroom detached and 2 x 4-bedroom semi-detached dwellinghouses with associated access, parking, refuse storage, landscaping and ancillary works at
Development Site, Land at 'The Haven' 19 York Crescent, Aldershot, Hampshire

Applicant:

Mr S and H Sandhu

Reasons:

- 1 The proposal has failed to demonstrate through adequate surveys of the application land and appropriate proposals for mitigation and management measures, that there would be no adverse impact on protected wildlife species and biodiversity having regard to the requirements of adopted Rushmoor Local Plan (2014-2032) Policies NE2 and NE4.
- 2 The proposals fail to provide adequate details of surface water drainage measures for the proposed development to take account of the significant additional hard-surfaced area that is proposed contrary to adopted Rushmoor Local Plan (2014-2032) Policy NE8.
- 3 In the absence of a s106 Planning Obligation, the proposed development fails to make provision to address the likely significant impact of the additional residential units on the objectives and nature conservation interests of the Thames Basin Heaths Special Protection Area. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6 and adopted Rushmoor Local Plan (2014- 2032) Policies NE1 and NE4.
- 4 In the absence of a s106 Planning Obligation, the proposal fails to make provision for public open space in accordance with the requirements of Policy DE6 of the adopted Rushmoor Local Plan (2014 to 2032).

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**Development Management
Committee 17th February 2021**

**Head of Economy, Planning
and Strategic Housing
Report No.EPSH2105**

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

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	20/00400/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>Amended/additional submissions responding to matters raised by statutory and other consultees have recently been received and re-consultation of the relevant consultees is underway. Members' request for a site visit has been agreed and will be arranged in advance of consideration of the proposals by Committee.</p>

2	20/00856/FULPP	<p>Retention and re-roofing of existing light industrial building (known as Unit 4 : Use Class B1(c)); demolition of all remaining existing light industrial buildings (Use Class B1(c)) and erection of new buildings for flexible light industrial employment use (within Use Class E1); with associated works, including replacement hardstanding areas</p> <p>Land To The Rear Of 26-40 26 Cove Road Farnborough Hampshire</p> <p>An amended site layout plan and further supporting submissions have been received from the applicants' agent in response to queries raised by the Council. These are currently being considered. The application is to be presented to a future meeting of the Development Management Committee.</p>
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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 Ingram
Application No.	20/00782/FULPP
Date Valid	12th January 2021
Expiry date of consultations	5 February 2021
Proposal	Rebuilding of garage workshop (following fire damage) in same footprint, other than previous unauthorised eastern side extension (Amended Site Layout Plan received 15 January 2021).
Address	1-7 Elms Road Aldershot
Ward	Manor Park
Applicant	Bernie Scully
Agent	Mr Trevor Harding
Recommendation	GRANT

Description

The application site, measures approximately 820 sqm (0.082 hectares). The site has an 'L' shape with its main frontage on the northern side of Elms Road. The site is less than 100 metres south of the Aldershot Town Centre boundary. The site has a long-standing lawful planning use for vehicle servicing and repair activities, which has variously included general mechanical and bodywork repairs and servicing, tyre fitting and MOT testing under several different operators.

The main part of the 'L' shape is orientated roughly east-west and has a rectangular shape measuring 37 metres long by 12.5 metres wide. This footprint was previously occupied up to the site boundaries by a brick-built part single-storey and part two-storey workshop building (with ancillary offices, staff welfare and storage at first-floor level) of a total of approximately 500 sqm floorspace.

As a result of a fire in February 2020, this building was extensively damaged and the debris has since been cleared from the site, leaving only a two-storey steel building frame and part of a lower side extension located towards the east side boundary of the site.

The rectangular portion of the site formerly containing the garage workshop building abuts part

of the side boundary of No.9 Elms Road, a two-storey residential dwelling; the rear of a three-storey building containing 3 flats at Nos.79-81 Grosvenor Road to the west; the side boundary of No.77 Grosvenor Road, the rear boundary of No.49 Birchett Road and part of the private parking area to the rear of Nos.33-49 Birchett Road to the north; and abuts part of the side wall and the rear yard of No.83 Grosvenor Road to the south. The ground floor layout of the workshop building comprised four service bays with two main roller-shutter entrance doors; and a paint spray booth at the western end. A small single storey reception area extension projected from the front of the main building to the south, measuring 10m wide coming 2 metres out from the wall of the workshop building. There was a more recent two storey side extension enclosing external fire stairs on the eastern elevation of the building built-up against the eastern boundary of the site to provide some secure storage : this structure did not benefit from planning permission.

The other, slightly smaller, portion of the site 'L'-shape measures 21 metres wide by 18.5 metres deep and was an open parking courtyard in front of the workshop building. It is located to the south of the main part of the 'L'-shape and has a frontage onto Elms Road; and abuts the rear boundaries of residential properties at Nos.83-89 Grosvenor Road to the west, and the side boundary of 9 Elms Road to the east.

South of the application site on the opposite side of Elms Road is a light industrial/commercial business yard.

The current application is seeking planning permission to construct a replacement building to allow resumption of the existing lawful use of the site as a vehicle repair and service premises. This use is long established and has not been eradicated by the loss of the previous structure to a fire.

The application is therefore seeking planning permission for the erection of a new workshop building to replace the one which burnt down. The building would be the same width, depth and height, and sited in the same place, as the previous building, including a replacement customer entrance area projecting from the south elevation as before. The two roller shutter entrances and the internal ground floor layout would remain the same as before, with a paint spray booth to be re-provided at the western end, and four service bays (one indicated to be, as before, an MOT testing bay) in the rest of the ground floor. The first floor ancillary office, staff welfare and storage element would be the same size as before, but the office/staff area to be open plan. External materials are indicated to be insulated profiled metal wall panels in a dark grey colour above facing brickwork lower walls; together with a roof of similar height using insulated metal sheet roofing panels in a grey colour and containing glass reinforced polyester rooflights. It is indicated that insulated roller shutter doors would be provided. The application is not seeking to reinstate the previous unauthorised extension on the eastern elevation of the building that, in part, enclosed the external fire escape, this will take the form of an open stair. The flue for the paint spray booth is shown on the existing and proposed elevations as projecting 3.5m above the roof level on the west side of the roof approximately 4m from the site boundary shared with Nos.79-81 Grosvenor Road.

An amended site layout, received on 15 January 2021 shows the open forecourt area of the workshop building modified to provide 15 on-site car parking spaces (5 staff and the remainder for customer vehicles) in a layout that would allow unobstructed access to the workshop doors, a general improvement over the previous blocked parking arrangements. The previously existing external car lift located on the forecourt of the former premises has been deleted from the plans.

Relevant Planning History

The site has a long-standing lawful planning use for a variety of vehicle servicing and repair activities, which have included general mechanical and bodywork repairs and servicing, tyre fitting, MOT testing; and a section of the original garage premises fronting Grosvenor Road was used as a motorcycle workshop until converted into residential flats approximately 17 years ago.

- Application number RSH04130 – Applicant F&N Garage – Erection of a single storey rear extension, Permitted 06.11.84, Implemented [*Officer note: This was the taller eastern end of the building for which the steel frame still remains*]
- Application number RSH041030/1 – F&N Garage – Erection single storey extension of workshop – Refused 02.10.87
- Application number 94/00091/FUL – F&N Garage – Retention of single storey extension to provide reception area and erection external staircase, Permitted 21.04.94, Implemented
- Application number 94/00641/FUL – F&N Garage - Installation of a 12m double flue extract chimney and one intake duct for spray ovens, Permitted 26.01.95, Implemented
- Application number 98/00416/COU – Bernies Bikes – Change of use of part of premises (79-81 Grosvenor Road) for sale of Motorcycles – Permitted 06.08.98, Implemented [*Officer Note: this element of the premises lays outside the current application site as a result of the its residential conversion in 2003 – see next history record below.*]
- Application number 03/00860/COU – Change of use from motorcycle workshop to three self-contained flats, Permitted 22.03.04, Implemented [*Officer Note: This three-storey building remains and fronts Grosvenor Road as Nos79-81 Grosvenor Road. This building is still in residential occupation, subject to resolving any fire damage.*]

Consultee Responses

Environmental Health	No objection subject to conditions
HCC Highways Development Planning	No objection
Hampshire Fire Services	Awaiting comments

Neighbours notified

A site notice was displayed and 24 letters of notification were sent to adjoining and nearby properties in October 2020. As a result of the receipt of amended/corrected plans on 12 January 2021, all those whom made comments as a result of the original notification and application publicity were re-notified.

Neighbour Comments Received

Responses to Original Neighbour Notification & Application Publicity : 23 representations were received from the occupiers of:- 2c, 3-4, 9, 18 and 28 Elms Road; 41, 43 and 49 Birchett Road, 3/73, 75, 77 and 87 Grosvenor Road; 23 York Crescent, 53 Broomhill Road, 8 Amberley Grange, 14 Sheridan Close, 38 Upper St Michaels Road, 33 Northbrook Road, 62 Coronation Road, 38 Luke Road East, 16 Culdrose House Aldershot. Objection was raised to the application on the following summary grounds:-

Unsuitability of a vehicle repair premises in a residential location

- Given how many people live very close to this site, it is not a healthy place to have a commercial garage.
- The site should be used for residential purposes to build much needed houses especially being so close to Aldershot Town Centre.
- Such an industrial operational activity in a residential setting is not conducive to the local neighbourhood.
- This sort of business would be much better on a peripheral industrial area.
- It has been shown, by the previous fire here, that having a commercial operation of such nature in the middle of a residential development is extremely hazardous and dangerous to those living nearby.
- The council has a real opportunity to make this site into more dwellings or something of benefit to nearby residents.
- Planning should take the opportunity to return the area to much needed residential only and keep commercial operations on industrial parks where they belong. It's not like there is a shortage of commercial space.
- Think green, get rid of the pollution, noise and traffic congestion.
- If they really must need a commercial building in here they could build a take away shop some normal offices, or a grocery, off licence shop could be very useful for the locals, there are so many things that they could do, they can't build a commercial garage in the middle of residential place. please do understand and stop.

[Officer Note: The above representations can be given limited weight in the consideration of the current application. The existing lawful planning use of the site is as an unrestricted vehicle repair and servicing workshop and this use remains lawful despite the fire and current disuse of the site. The proposals the subject of the application are solely for the erection of a replacement vehicle workshop building of almost identical size and location, using modern insulated external materials. Furthermore, the Council must consider the proposals that have been submitted and cannot take into material account any suggestions for alternative uses of the site that may be preferred instead.]

Issue of safety

- The fire highlighted how dangerous it is to have a garage so close to residential properties.
- It was a frightening time for residents when the property went up in smoke.
- My daughter owns one of the maisonettes in Grosvenor Road which backs onto the garage, and was extremely lucky to only suffer smoke damage after the horrendous fire. Other poor residents next to her were not so lucky. If gas canisters had caught fire that night, the outcome could have been very different.
- Please stop so our community feels safe in their homes.
- I have never been so afraid for my safety and for the safety of my home.
- We are mainly elderly people who live around here, and we all fear that this could happen again.
- We were lucky that nobody was killed by that fire, had the fire started two hours earlier I'm sure there would have been fatalities. Why take the risk of having a business packed with highly inflammable materials in the middle of a residential area?

[Officer Note: the vehicle repair and servicing use of the site is lawful in planning terms]

and is not under consideration as part of the current application. The various safety issues raised in these comments are not a matter for the Council in the consideration of the current application since they fall within the jurisdiction of external agencies : primarily the Fire Service and the Health & Safety Executive. The fire safety of the proposed external building cladding materials is a matter for the Building Regulations. It is clear Government guidance to Local Planning Authorities that matters dealt with by other authorities under other legislative powers should be left to the relevant authorities concerned.]

Impact on neighbouring amenities

- The exhaust fumes, smells from burning oil have an impact on air quality.
- There is noise pollution from the garage.
- The neighbouring residents have suffered long enough.
- My house/ back door is just next to this garage on the north side, lots of problems I have been having always from this & still so we cannot see the sunlight at my back garden & in the kitchen because of the huge party wall on our side! Every day we breath in very bad smell from their exhaust which they put exhaust outlet chimney on our side.
- Spills of oil/fluids that were washed off the forecourt and allowed to pollute our street.
- We are also concerned about the environmental impact, the increased traffic and pollution, associated with this business operation.
- We have had rats from the rubbish. It still has not been cleared from when the fire was caused [*Officer Note: Other than the steel frame and eastern side extension, the site is now cleared*].
- The emissions it produces affects the quality of air and smell.
- Air pollution from car engines running excessively and from huge industrial bins overflowing with stinking rubbish and food waste.
- Repairs should not take place outside on the forecourt or the road.
- This garage has always been problematic. They used to burn something very bad smelly things and send around dusty clouds.
- If a business like this is to operate in what is mainly a residential area some safeguards should be put in place to protect the residents of this road. The hours of operation should be restricted to normal business hours and adequate off-road parking provided. Also intensity of the use of the site should be addressed.
- The intensity of the use and operating hours has caused much concern.
- Repairs or any other business use should take place in the garage and not outside on the forecourt or the road.
- The noisy repairs and vehicle operations especially during night-time is very annoying.
- The noise and disturbance during unsocial hours is detrimental to the neighbourhood.
- Cars with engines running loudly noise late at night (I have been awoken as late as 3am) and early in the morning from workshop shutters opening and closing.
- Disturbance to neighbours from the operation and continual works was very high.

Impact on character of the area

- The maintenance of the building left a lot to be desired.[*Officer Note: the actions of previous occupiers of the workshop building are not a matter that can be taken into material account in the consideration of the current planning application.*]
- The building was a dirty eyesore with an unprofessional roof and lean-to [*Officer note: the proposals the subject of the current application are for the erection of a new building with new external finishing materials; and the unauthorised extension on the side of the*

building is not to be reinstated]

- We believe that the garage's appearance is not in keeping with the historical look of the road.
- The land between the garage and our terraced houses in between Birchett Road and the garage is a dumping ground for the rubbish and cars. *[Officer Note: this is a matter concerning land outside the application site that can have no bearing on the consideration of the current proposals for the erection of a replacement workshop building.]*

Parking and highway safety issues

- The site is on a narrow one-way street where cars are constantly parked. The premises has insufficient room for the vehicles they service. As a result cars are left in neighbouring roads cause inconvenience.
- The narrow one-way road is unsuitable for commercial garage use and will increase traffic congestion and increase on-street parking.
- Abandoned cars, by the garage owners were left on the road for the council to remove.
- Cars parked outside my house often dropping with oil for weeks and even months.
- Parking of vehicles left for repair in resident parking areas and one-hour parking areas for often months at a time.
- Numerous complaints were made to Rushmoor about parking during this time.
- The area has become quieter and less congested since it closed.
- Vehicles travelling into and from the garage at all times of the day and night seven days a week.
- The site isn't big enough to run a well-managed garage and the vehicles spill out into a very small and narrow residential street.

Behaviour of previous tenants

- The previous tenant worked unsociable hours.
- The previous tenant had fires and didn't store hazardous or industrial materials properly.
- The garage was a dumping ground for tyres.
- Speeding cars were associated with the garage.
- I have lived next door to them since May 2005 and in that time the problems arising from the workshops have risen from very minimal disruption to me, to a very high level of disruption culminating with the awful fire in February this year.
- Over the past few years this site and the way the business has been run has caused considerable problems to the local residents. Noise and traffic in and out of the site often carried on late into the night, seven days a week.
- The work practices they use are dangerous.
- The previous business was a problem to the local community, no tax/mot cars left on side roads and car parks.
- Rubbish and rubble piled high against side elevation of my house without any permission. On complaining they painted two thirds of my wall with incorrect paint without my permission.

[Officer Note: These comments relate to the actions/inactions of the previous tenants of the application premises prior to the fire. The current applicants are not the previous tenants and are seeking to redevelop the site for its lawful re-use. The matters raised cannot be taken into material account in the consideration of the current planning application.]

Application form filled out incorrectly

- In regards to Q6 'Contamination', a garage is likely to be contaminated, and there is garage waste and asbestos roofing on the site as well, although they have said no [*Officer note: an amended and corrected application form has been received*]
- In regards to Q20 'Industrial or Commercial Processes and Machinery' and Q21 'Hazardous Substances' the applicant has said no, but surely for a garage industrial processes are carried out and hazardous substances are stored [*Officer Note: an amended application form has been received*]
- Hours of opening are relevant to the proposal in a residential area (Q19) and the applicant has said no.
- The size of site is not 812 hectares. [*Officer note: an amended application form has been received correcting the size of the site to 812sqm*]

Other Matters Raised

- The unlawful extension was built over my right of way to my garden [No.9 Elms Road] despite being told.
- There is no mention of the right of way to the entrance to the rear of properties that front Grosvenor Road that was blocked by garage vehicles most of the time. This has now been recognised when the fencing was erected to demolish the fire damaged buildings but there is no mention of it in the planning application

On 26 November 2020, a petition with 73 signatures was received calling on the Members of the Development Management Committee to 'not approve any development to the site due to the failures of the previous owner to manage, be involved with local people and be environmentally abusive, in a number of ways, to those who lived in the road', and 'request that the Council consider other options for the site and do not seek to reinstate the conditions which were experienced'.

An objection was also received from Councillor Roberts suggesting that the site should be reclassified for housing which is more in keeping with the area's needs.

Response to January 2021 Re-Notification : Seven further representations were received from the occupiers of 2c and 18 Elms Road, 77 Grosvenor Road, 41 & 49 Birchett Road, and Councillor Roberts raising similar grounds to those already raised, but also objecting on the following additional grounds:-

- The only positive comment is that the previous tenant will not be returning.
- I don't know who has approved the parking layout as there is no way that the number of parking spaces indicated can be used for parking in a working garage. Access to and from the site should be in a forward direction without the necessity for vehicles backing on the Elms Road which has caused so many problems in the past.
- Part of the description of the existing established use mentions use as for MOT bay. There is no license granted for MOT inspections on the site at any time as far as I know. This would only increase the intensity of use of the site; which is where most of the problems lies, and the granting of such a licence should never be allowed. The site historically used for car and body work repairs, not mechanical or MOT work. [*Officer Note: in the context of this site the use of part of the workshop as an MOT testing bay does not require planning permission, is not in any event part of the application proposals, and is subject to entirely separate licencing and regulation by the*

Department for Transport.]

- To have a spray booth adjoining a large residential unit is not a sensible idea and there is no indication where the fumes will be discharged. This residential unit was not originally built when established use as a garage occurred. It was built onto the garage. The cause of the fire that destroyed the premises and caused such damage to the adjoining properties emanated from the spray booth that was previously situated in the same position.
- Although reference has been made to the illegal side extension no reference has been made to the lift outside also installed by the previous tenant. This lift was used to enable cars to be worked on outside the garage premises at all hours and caused much noise and nuisance to surrounding residence and should be removed [*Officer Note: A revised plan has been submitted which has removed the lift*].
- Any work should be undertaken inside garage premises.
- There is nothing to allay the fears of surrounding residents that the same situation of nuisance, noise, pollution, parking and traffic problems would be reduced if this garage is allowed to be rebuilt and the intensity of use of the site continued unrestricted day and night as before. The new plans address none of these problems.
- Because of the large wall there is no light into our rear rooms. We can't see the sunlight in our backdoor or garden and there is no natural light in the kitchen. When we are in the kitchen we need to have the light on even when the sun is shining because of the huge party wall attached to my garden. [*Officer Note: this is the existing situation in respect of these neighbouring properties*]

One representation of support has been received from the occupier of 36 York Road, Aldershot, on the grounds that the garage provides a place of work and help when you need your car to be fixed.

Policy and determining issues

The site is located in the built-up area of Aldershot outside the Town Centre Boundary. Policies SS2 (Spatial Strategy), IN2 (Transport), DE1 (Design in the Built Environment) and DE10 (Pollution) of the Rushmoor Local Plan are relevant to the assessment of this application as are the Rushmoor Car and Cycle Parking Standards Supplementary Planning Document (2017) and relevant guidance from the National Planning Policy Framework (2019).

The main issues in the determination of this application are the principle of development, the impact on the character and appearance of the site and surrounding area, the impact on neighbouring amenity and parking and highways considerations.

Commentary

1. Principle of development

The current application is solely for the replacement of a workshop building on a site with a lawful and extant unrestricted planning use as vehicle repair and service premises.

The proposed replacement building would be in the same location and of the same size as the previous building. The planning history demonstrates that a building of this size and design has been in this location since at least 1984 and in continuous use as a vehicle repair and servicing premises

The proposals the subject of the application are therefore considered to be acceptable in

principle

2. Impact on the character and appearance of the site and surrounding area

The vicinity of the application site is mainly residential in character, although there are some commercial uses within the area, many of which, like the application property, have operated for many years. Residential properties in the vicinity comprise predominantly Edwardian/Victorian two storey terraced dwellings. The previously existing and proposed replacement building were/would be sited set back from the road frontage and, as such, have less impact upon the character and appearance of the street scene in Elms Road.

The scale and design of the proposed replacement building on the site is not unusual for a vehicle repair and servicing premises and, in terms of its scale and location on the site, matches the building that previously existed. It is considered that the more modern appearance using external facing materials entirely conventional to workshop buildings nationwide, together with the deletion of the unsightly unauthorised eastern side extension enclosing the fire escape, would improve the visual appearance of the property. impact on the visual amenities of the area and site.

Several of the issues which resulted in a poor impact on the visual amenities of the area, including dumping of rubbish outside the site and piling up of tyres and storing materials against or near adjoining properties, were as a result of the alleged working practices of the previous tenant and the applicant has confirmed that this tenant will not be returning. It is considered appropriate to impose a condition to require that there is no external storage of materials at the site other than the usual commercial refuse disposal containers.

It is considered the proposed building would have an acceptable visual impact on the character of the site and surrounding area and would thereby comply with Policy DE1 of the adopted Rushmoor Local Plan.

3. Impact on Neighbours

As the site is in proximity to residential properties, one of the main issues raised by objectors is the level of activity and noise that emanated from it during the day and outside normal business hours. The Council's Environmental Health department have a record of numerous complaints over the years relating to noise as a result of activities taking place at this site, some of which related to activities undertaken at anti-social hours.

Unlike the previously existing building, the proposed new building would be clad with insulated metal panels that would provide more effective noise attenuation. Furthermore, there is a condition attached to planning permission 94/00641/FU (relating to the installation of a 12m double flue extract chimney and one intake duct for spray ovens) that restricts the use of the premises to the hours of 07.00 to 20.00 Monday to Fridays, 07.00 to 17.00 on Saturdays and no working on Sundays and Bank Holidays. In the circumstances of the current application it is considered reasonable that an hours of use condition be extended to apply to the use of the whole premises such that the use be restricted to 07:00 to 19:00 hours Monday to Saturdays and at no time on Sundays and Bank Holidays. A condition is also recommended, given the proximity of the site to residential uses, that the shutter doors are kept shut except for the explicit purpose of vehicles and equipment going in and out. Furthermore, the car lift in the forecourt will not be reinstated. Consequently works will no longer take place on vehicles outside the workshop building.

As the forecourt is overlooked by residential properties it is also considered reasonable to impose a condition to require details of any external lighting to ensure that any such installation meets best practice guidance regarding reducing glare and light trespass.

The paint booth flue would be located in the same position as the previous flue, which is 3 to 4 metres from the nearest residential facades. As paint spray technology has changed significantly since the flue and booth were approved in 1994 (ref. 94/00641/FUL) a condition is recommended requiring details of how noise, odours and particulates from the flue will be prevented to be submitted to and approved by the Local Planning Authority before the new spray paint booth becomes operational.

The northern wall of the workshop building formed the boundary wall with the side garden boundary of No. 77 Grosvenor Road, and the application proposes to reinstate the building in the same location and height, albeit with different external materials. However, the proposed development is a reinstatement of the same relationship with what was on the site lawfully for a number of years such that it is not considered that there would be any material change in planning circumstances sufficient to justify the refusal of planning permission in this respect. Similarly, it is considered that the relationships of the proposed replacement workshop building with No.83 Grosvenor Road would not be materially and harmfully altered. As has already been mentioned, the deletion of the unauthorised eastern storage extension would pull the building away from the boundary shared with No.9 Elms Road and, as such improve the relationship with this property. It is considered that no other adjoining or nearby properties would be materially and harmfully impacted by the proposed replacement building.

The amended site layout plan shows that the right of way to the rear of properties on Grosvenor Road would be maintained.

Subject to the above conditions, and considering that application is not for the use of the site, but for the erection of the workshop building, the proposals are considered to have an acceptable impact on the amenities of neighbouring occupants in planning terms and would comply with the requirements of Policies DE1 and DE10 of the adopted Rushmoor Local Plan.

4. Highway considerations

Car workshops should provide 3 spaces per service bay and 1 staff space per 45 sqm according to the current Rushmoor Car and Cycle Parking Standards SPD. The workshop has an area of 380sqm and four service bays equating to a maximum requirement of 21 spaces (9 staff spaces and 12 car spaces) the previously existing provision therefore fell below the maximum standard. Non-residential parking standards are expressed as maximum standards in the Parking Standards SPD (Principle 12), the site is located close to the town centre and the proposal does not enlarge the workshop building or the potential intensity of use of the site. Following the removal of the external car lift from the forecourt and a re-design of the parking layout, it is now proposed that a total 15 spaces on the site, including 5 staff spaces. It is considered that the amended parking proposals would be an improvement over the parking arrangement of the previous operation and it is not possible to identify material harm to the safety and convenience to highway users arising from the current proposal sufficient to give rise to a severe highway impact.

It is considered therefore that the proposed parking is acceptable.

The application has been reviewed by the County Highway Authority and they have raised no objection to the proposal and have found the amended parking layout acceptable.

In the circumstances it is considered that the application would have an acceptable impact on highway safety and in this regards complies with Policy IN2 of the adopted Rushmoor Local Plan.

Conclusions

The application is seeking planning permission for the erection of a new workshop building to replace one destroyed by fire in order to allow resumption of lawful use on the site as a vehicle repair services premises. Subject to imposition of the recommended conditions the proposed development is considered to have an acceptable impact on the character of the area, amenity of neighbouring occupiers and on highway safety. The application therefore complies with Policies SS2, DE1, DE10 and IN2 of the adopted Rushmoor Local Plan.

Full Recommendation

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

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

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

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings, materials schedule 12.01.21 and materials details received on 06.02.21: Drawing numbers: Location Plan scale 1:1250, Existing block plan scale 1:200 dated 12.01.21, Proposed block plan scale Rev 2 1:200 received 15.01.21, 01H Existing elevations, 02H Existing floor layouts, 03H Proposed floor layouts, 04H Proposed elevations

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

- 3 The premises shall not be used outside the following times:
07:00 to 19:00 Mondays to Saturdays
The premises shall not be used at any time on Sundays and Bank or Statutory Holidays.

Reason - To safeguard the amenities of neighbouring occupiers.

- 4 Prior to commencement of use of the premises hereby approved, the Staff and visitor parking spaces shown on Proposed Site Plan Rev 2 scale 1:200 dated 15/01/21 shall be clearly marked out and thereafter retained and used for no other purpose.

Reason – to ensure the adequate provision of parking on site to serve the development

- 5 No use or occupation of the paint spray booth hereby approved shall commence until measures to control emissions to the atmosphere likely to emanate from any such proposed activity within the booth have been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. These

details shall include the height, position, design, materials and finish of any external chimney or vent. The measures so approved shall be thereafter retained.

Reason - To protect the amenity of neighbouring property.*

- 6 The roller shutter doors comprising part of the development hereby approved shall be kept closed at all times except for the explicit purpose of ingress and egress of vehicles and equipment.

Reason - To ensure satisfactory impact on neighbouring amenity.

- 7 No occupation or use of the development hereby approved shall take place until a scheme of provisions for the control of noise emanating from the site has been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This shall include details of adequate ventilation to ensure doors and windows can remain closed during periods of warm weather. The approved scheme installed shall be thereafter retained.

Reason - To protect the amenity of neighbouring occupiers.*

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

Reason - To ensure satisfactory external appearance.*

- 9 With the exception of conventional waste storage bins, no storage of materials, equipment associated with the use and operation of application site shall take place outside the building hereby approved.

Reason - To ensure satisfactory external appearance and protect amenities of adjoining occupants.

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

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

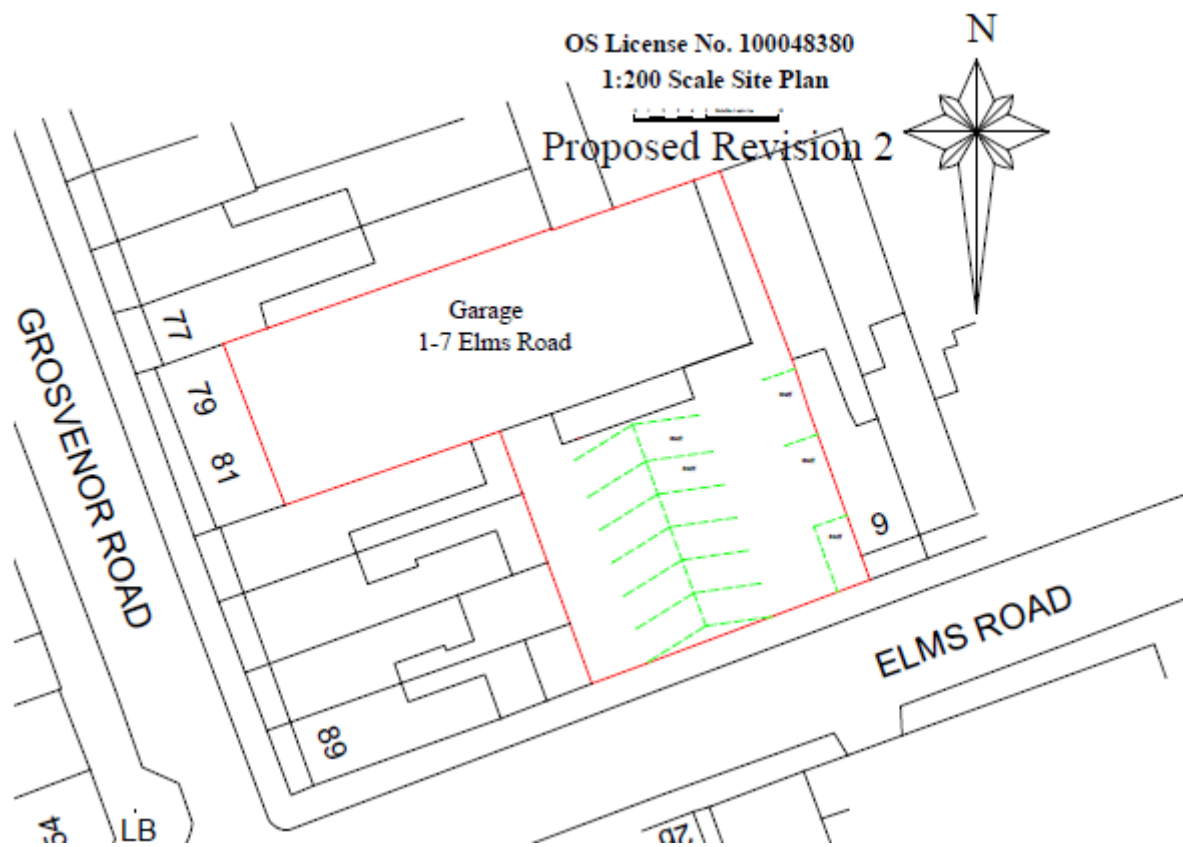
Informatives

- 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.

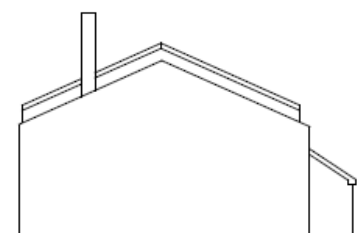
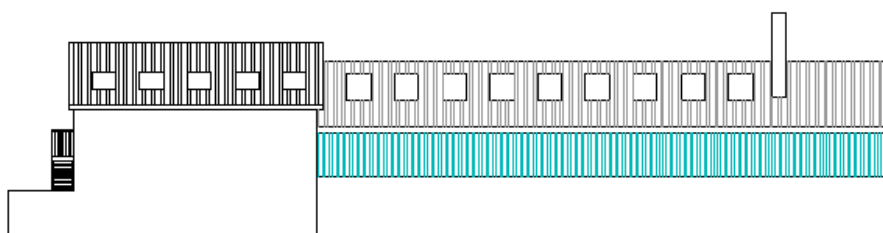
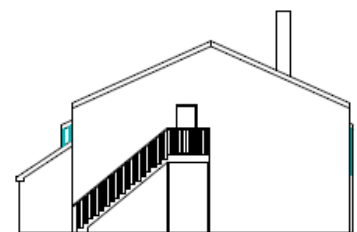
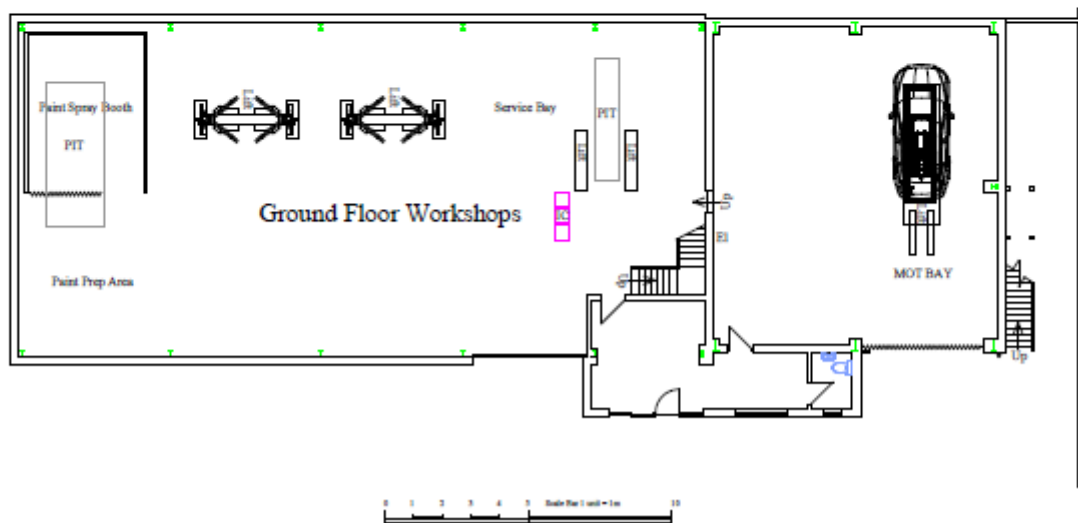
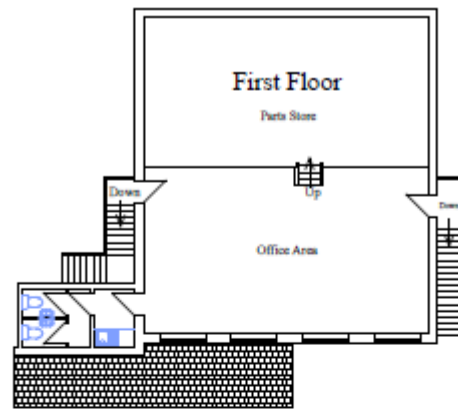
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the principle of development is acceptable and proposed development would have an acceptable impact on the character of the area, amenity of neighbouring occupiers and on highway safety. The application therefore complies with Policies SS2, DE1, DE10 and IN2 of the adopted Rushmoor Local Plan.

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**. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out **WITHOUT PLANNING PERMISSION**. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 **INFORMATIVE -** The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 5 **INFORMATIVE -** The applicant is advised that no vehicles associated with the repair or servicing of vehicles shall be parked or left on the surrounding streets or yards.



Proposed site plan



Proposed floor and elevation plans

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	Tara Hasty
Application No.	21/00034/FUL
Date Valid	22nd January 2021
Expiry date of consultations	16th February 2021
Proposal	Erection of a Gurkha memorial statue
Address	Princes Gardens High Street Aldershot Hampshire
Ward	Wellington
Applicant	Khim Gauchan

Recommendation **GRANT**

Description

Princes Gardens is an area of public open space bounded by Princes Way, Wellington Avenue and High Street. A doctors' surgery is to the east, the Princes Hall is to the west, the Talavera Park residential area is to the north and retail, commercial and residential uses are to the south within Aldershot town centre. The Aldershot West conservation area bounds the site to the south. The site slopes down from High Street to Wellington Avenue.

The proposal seeks permission for the erection of a bronze statue measuring 1.86 metres high standing on a stone plinth and base measuring 1.95 metres from natural ground level. The plinth would be 1 metre wide x 1 metre deep and the base would be 2.5 metres square.

Consultee Responses

The consultation period expires on 16th February. No comments have been received to date. An update will be provided at the meeting.

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to 71 properties in the vicinity.

Neighbour comments

One letter of support has been received – ‘Fitting tribute. Great bit of history. Adds to the character of the town. Something nice to visit /look at locally’.

Policy and determining issues

The site is designated as open space. Policies D1 (Design in the Built Environment) & DE6 (Open Space, Sport and Recreation) of the Rushmoor Local Plan are relevant.

The main determining issues are the principle of development, its impact on the street scene and the character of the area, impact on the open space, impact on neighbours and highway considerations.

Commentary

The principle of development

The site is designated in the Local Plan as open space. The proposal is for a statue considered to be complementary to the existing open space and has a wider community benefit. The development is considered to be acceptable in principle.

The impact on the street scene, character of the area and open space

At present there are two statues located within the Princes Gardens. The first is the statue of a Charging Horse which symbolises the link between Aldershot and the Royal Engineers and Cavalry regiments, which was granted planning permission in 1990. The second is the Airborne Forces statue which was granted planning permission 2019. There is also a bandstand constructed following planning permission granted in 2012.

The Charging Horse statue is positioned approximately in the middle of the gardens adjacent to the path that runs from the South East corner of the gardens to the North West corner. It sits on a plinth without a base which measures 1.10 metres high and the overall height of the statue is approximately 3.2 metres high from natural ground level.

The Airborne Forces statue is located at the South West entrance of the gardens. It sits on a plinth with a base. The base measures 0.49 metres and the plinth measures 1.2 metres high. With the statue, the overall height is approximately 3.63 metres.

The bandstand is located between the Airborne Forces Statue and the Horse Statue. It measures 3.5 metres to the eaves with an overall height of 6.1 metres.

The proposed statue would be located adjacent to the path at the North West entrance of the gardens which is close to the junction of Wellington Avenue and Princes Way. The overall height of the statue would be 3.81 metres.

The proposal is considered to be an appropriate form of development in this location and is not considered to have a harmful impact on the street scene, the character of the area, open space or the adjoining Aldershot West conservation area.

The impact on adjoining neighbours

The proposal would have a visual impact on the surrounding properties. Due to the proposed design and materials it is considered to have no adverse impact on the surrounding properties.

Highway considerations

The site is in proximity to ample parking facilities at Princes Gardens and High Street for people visiting the gardens to see the statue.

In conclusion, subject to any comments received as a result of the publicity requirements for this application, the proposal is complementary to the existing open space and is acceptable in terms of visual and residential amenity and highway considerations having regard to policies DE1 and DE6 of the Rushmoor Local Plan.

Full Recommendation

It is therefore recommended that:-

Subject to no additional substantial or material objection not previously raised being received within the notification period, planning permission be **GRANTED** subject to the following conditions and informatives:-

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

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

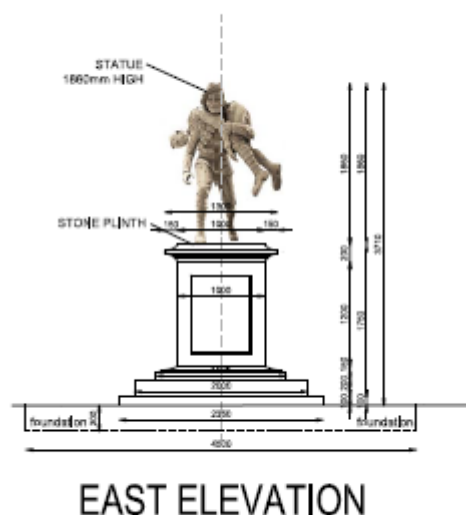
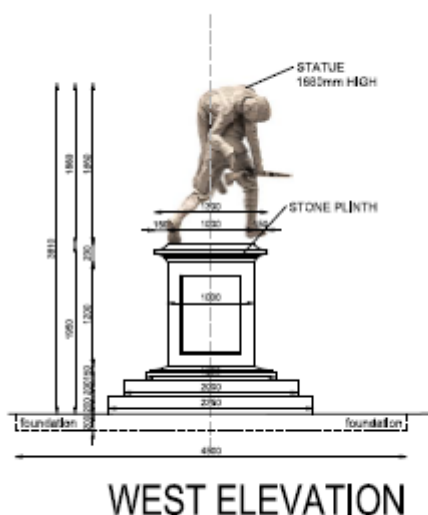
- 2 The permission hereby granted shall be carried out in accordance with the following approved Drawing numbers: P01, P02, P03, BP01, SLP01 and External Materials.

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

Informatives

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

- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is considered to have no adverse visual impact on the appearance of the street scene, the character of the area or the open space. It is acceptable in amenity, visual and highway safety terms and has no significant material or harmful impact on neighbours. The proposal is therefore considered acceptable having regard to policies DE1 (Design in the Built Environment) DE6 (Open Space, Sport and Recreation) of the Rushmoor Local Plan 2014 to 2031.



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	20/00410/CONDPP	Ward: Cove And Southwood
Applicant:	CALA Homes (Thames) Limited	
Decision:	Conditions details approved	
Decision Date:	26 January 2021	
Proposal:	Submission of details pursuant to Condition Nos.18 (management & maintenance of on-site communal play and landscape areas) and 27 (landscape management plan) of planning permission 16/00837/FULPP dated 19 March 2019	
Address	The Crescent Southwood Business Park Summit Avenue Farnborough Hampshire	

Application No	20/00689/FULPP	Ward: Knellwood
Applicant:	Mrs Rebecca Evans	
Decision:	Permission Granted	
Decision Date:	19 January 2021	
Proposal:	Erection of single-storey log-cabin in rear garden for use as office/gym	
Address	104 Canterbury Road Farnborough Hampshire GU14 6QN	

Application No	20/00742/FULPP	Ward: Aldershot Park
Applicant:	Mr S Wyeth	
Decision:	Permission Granted	
Decision Date:	13 January 2021	
Proposal:	Formation of a hipped to gable roof to form a dormer within rear facing roof slope, roof lights within front facing roof slope to provide living space within the loft	
Address	2A Institute Road Aldershot Hampshire GU12 4DA	

Application No	20/00770/FULPP	Ward: Rowhill
Applicant:	Mr W. Cheshire	
Decision:	Permission Granted	
Decision Date:	25 January 2021	
Proposal:	Erection of detached single storey building to be used as dance studio/performing arts space	
Address	Wellington Community Primary School Alexandra Campus Alexandra Road Aldershot Hampshire GU11 1QJ	

Application No	20/00778/FULPP	Ward: Rowhill
Applicant:	Mr & Mrs Twaite	
Decision:	Permission Granted	
Decision Date:	29 January 2021	
Proposal:	Erection of a two storey rear extension	
Address	Cromwell 16 Hillside Road Aldershot Hampshire GU11 3NB	

Application No	20/00829/COND	Ward: Wellington
Applicant:	Mr Simon Hannington	
Decision:	Permission Granted	
Decision Date:	28 January 2021	
Proposal:	Submission of details pursuant to Condition No.3 (Details of the means to suppress and direct smells and fumes) of planning permission 20/00534/FULPP for the change of use from a mixed-use retail and office to a mixed-use cafe and coffee roastery and community centre dated 22 September 2020	
Address	11 Wellington Street Aldershot Hampshire GU11 1DX	

Application No	20/00838/FULPP	Ward: North Town
Applicant:	Mr A Udal	
Decision:	Permission Granted	
Decision Date:	29 January 2021	
Proposal:	Erection of a first floor rear extension	
Address	6 Brookfield Road Aldershot Hampshire GU12 4UR	

Application No	20/00854/EDCPP	Ward: North Town
Applicant:	Mr Ram Dhakal	
Decision:	Development is Lawful	
Decision Date:	19 January 2021	
Proposal:	Certificate of lawfulness for existing development: Formation of dormer within rear facing roof slope and roof lights within the front facing roof slope of the property	
Address	27 Fawn Drive Aldershot Hampshire GU12 4FW	

Application No	20/00858/FUL	Ward: St Mark's
Applicant:	Mr Ben Reehal	
Decision:	Permission Granted	
Decision Date:	13 January 2021	
Proposal:	Erection of a single storey side and rear extension, formation of velux window within existing rear side facing roof slope with insertion of window within first floor rear elevation along with external alterations	
Address	24 Netley Street Farnborough Hampshire GU14 6AQ	

Application No	20/00862/FULPP	Ward: West Heath
Applicant:	Mr Tim Ford	
Decision:	Permission Granted	
Decision Date:	21 January 2021	
Proposal:	The installation of two 20ft shipping containers to be used for storage following demolition of existing garage	
Address	Cheyne Way Scout Hut Cheyne Way Farnborough Hampshire GU14 8SA	

Application No	20/00868/FULPP	Ward: West Heath
Applicant:	Mr and Mrs R Marshall	
Decision:	Permission Granted	
Decision Date:	29 January 2021	
Proposal:	Erection of a two storey side and rear extension	
Address	9 Blunden Road Farnborough Hampshire GU14 8QJ	

Application No	20/00875/COND	Ward: Rowhill
Applicant:	Miss Sarah Cale	
Decision:	Permission Granted	
Decision Date:	26 January 2021	
Proposal:	Submission of details pursuant to condition 3 (materials for the replacement wall) of planning permission 20/00596/FULPP Demolition of existing retaining wall and erect a new wall and a bin store	
Address	18 Cargate Hill Aldershot Hampshire GU11 3AA	

Application No	20/00879/FULPP	Ward: Cove And Southwood
Applicant:	Mr & Mrs Fraser	
Decision:	Permission Granted	
Decision Date:	29 January 2021	
Proposal:	Proposed first floor extension with raised ridge height	
Address	44 Prospect Road Farnborough Hampshire GU14 0EE	

Application No	20/00880/TPOPP	Ward: Fernhill
Applicant:	Ms R Pheasey	
Decision:	Split decision	
Decision Date:	18 January 2021	
Proposal:	T1 English oak - sever ivy, remove deadwood, reduce canopy by no more than 2m to improve relationship between tree and properties, and add a minimum 50mm layer of woodchip mulch to improve soil conditions. T2 English oak - Section fell to ground level due to extensive basal decay, as suggested by sonic tomography assessment, and grind out resulting stump (T3 and T4 of TPO 343)	
Address	Land Affected By TPO 343 Goddards Close Farnborough Hampshire	

Application No 20/00884/TPOPP

Ward: West Heath

Applicant: Ms S. Earwaker

Decision: **Permission Granted**

Decision Date: 13 January 2021

Proposal: T4 Horse chestnut - reduce lateral spread on building side by no more than 2m to maintain clearance (T1 of TPO359), T3 Oak - reduce low limb over garden by no more than 2m, remove the 3 lowest hanging secondary branches from the end of the limb, to give a ground clearance of 6m and prune out deadwood greater than 30mm diameter (T2 of TPO359), T2 Hornbeam - Remove small regrowth from lowest branches growing toward property, remove the lowest (100mm diameter) branch over the corner of the roof, reduce the remaining crown on the building side by no more than 2m, pruning back to strong growth points (T3 of TPO359), T8 Hornbeam and Lime - Remove ivy to ground level, crown lift to provide a ground clearance of 5m, reduce the lateral spread on the building side by no more than 2m, to maintain a minimum clearance of 2m and prune out deadwood greater than 30mm (T16 and T17 of TPO359), T6 Oak - Reduce lateral spread of branches toward the building by no more than 1m to maintain a minimum clearance of 2m and prune out deadwood greater than 30mm diameter (T18 of TPO359) and other remedial works as per tree works specification

Address **Land Affected By TPO 359 Vesey Close Farnborough Hampshire**

Application No 20/00885/TPOPP

Ward: West Heath

Applicant: Ms S Earwaker

Decision: **Permission Granted**

Decision Date: 13 January 2021

Proposal: T9 Sycamore - crown lift to provide a ground clearance of no more than 5m, reduce the lateral spread on the building side by no more than 2m and prune out deadwood greater than 30mm (T21 of TPO359), T13 Robinia - Fell (T22 of TPO359), T14 Horse chestnut - Fell (T9 of TPO359), G17 Oak x 3 - Reduce lateral branches toward the buildings by no more than 3m (T11, T12 and T13 of TPO359), T18 Willow - Fell (T14 of TPO359), T19 Robinia - prune out deadwood greater than 30mm (T8 of TPO359), T21 Hornbeam - Reduce small lower lateral branches at 3-5m to maintain a clearance of 2m (T4 of TPO359), G22 Mixed hedge and Hornbeam along Prospect Rd. Prune back hedging between ground level and 5m, to maintain clearance to the pavement edge, prune back Sallow to provide a 1m clearance from the lamp post, crown lift Hornbeam to provide a ground clearance of no more than 6m over the road (T6 and T7 of TPO359) and other remedial works as per tree works specification

Address **Land Affected By TPO 359 Vesey Close Farnborough Hampshire**

Application No	20/00889/TPOPP	Ward: St John's
Applicant:	Shane Bujold	
Decision:	Permission Refused	
Decision Date:	18 January 2021	
Proposal:	One Silver Birch (T18 of TPO 365) canopy thinning of no more than 20%. Removal of smaller new growth in lower canopy. Removal of limbs overhanging the boundary of 19 Maple Avenue	
Address	21 Maple Avenue Farnborough Hampshire GU14 9UR	

Application No	20/00893/FULPP	Ward: St John's
Applicant:	Mr & Mrs Holmes	
Decision:	Permission Granted	
Decision Date:	18 January 2021	
Proposal:	Erection of a two story side extension	
Address	3 Cherry Tree Close Farnborough Hampshire GU14 9TT	

Application No	20/00895/FULPP	Ward: St John's
Applicant:	Mr Paul Dass	
Decision:	Permission Granted	
Decision Date:	19 January 2021	
Proposal:	Erection of a single storey rear extension and replacement of existing first floor single window within rear elevation with two smaller matching windows to facilitate changes to first floor layout	
Address	20 Melrose Close Farnborough Hampshire GU14 9US	

Application No	20/00897/TPOPP	Ward: Rowhill
Applicant:	Ms Mosford	
Decision:	Permission Granted	
Decision Date:	20 January 2021	
Proposal:	One Lime tree (T2 of TPO 313) reduce length of all branches by no more than 3 metres	
Address	Miles Court 74 Cambridge Road Aldershot Hampshire GU11 3LD	

Application No	20/00899/PDCPP	Ward: Fernhill
Applicant:	Mr D Das	
Decision:	Development is Lawful	
Decision Date:	11 January 2021	
Proposal:	Certificate of Lawfulness for Proposed Development: Erection of outbuilding	
Address	28 Sandy Lane Farnborough Hampshire GU14 9EU	

Application No	20/00909/TPOPP	Ward: Knellwood
Applicant:	Mr Foulds	
Decision:	Permission Granted	
Decision Date:	20 January 2021	
Proposal:	One Horse Chestnut (TVH002298 on submitted plan, tree T5 of TPO 440) crown lift all round to no more than 3 metres from ground level. One Sycamore (TVH002308 on submitted plan and T4 of TPO 440) remove dead wood and epicormic growth. Also various work to other non-protected trees on site as mentioned in the application form	
Address	White Leaf House 142 Alexandra Road Farnborough Hampshire GU14 6RP	

Application No	20/00910/TPOPP	Ward: West Heath
Applicant:	Mr Farish	
Decision:	Permission Granted	
Decision Date:	20 January 2021	
Proposal:	One Oak (T18 of TPO 219) rear right corner, crown lift by removal of epicormic growth to height of no more than 8 metres from ground level and dead wood remainder of canopy	
Address	38 Beta Road Farnborough Hampshire GU14 8PQ	

Application No	20/00914/FULPP	Ward: St John's
Applicant:	Mr Chris Kenward	
Decision:	Permission Granted	
Decision Date:	19 January 2021	
Proposal:	Erection of a single storey side extension	
Address	16 Minley Road Farnborough Hampshire GU14 9RS	
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Application No	20/00915/TPOPP	Ward: Fernhill
Applicant:	Mr Truss	
Decision:	Permission Granted	
Decision Date:	22 January 2021	
Proposal:	One Oak (T1 of TPO 157) reduce height of tree by no more than 2.5 metres. Reduce radial spread by no more than 2 metres. Crown lift to no more than 4 metres from ground level removing secondary growth only pruning wounds not to exceed 100mm	
Address	13 Cold Harbour Lane Farnborough Hampshire GU14 9AH	
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Application No	20/00918/FULPP	Ward: West Heath
Applicant:	Ms. Kirendeeep Khankana	
Decision:	Permission Granted	
Decision Date:	29 January 2021	
Proposal:	Erection of a single storey rear extension and conversion of garage to a habitable room	
Address	19 Newfield Avenue Farnborough Hampshire GU14 9PG	
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Application No	20/00922/TPOPP	Ward: North Town
Applicant:	Mr Keeling	
Decision:	Permission Granted	
Decision Date:	20 January 2021	
Proposal:	One Oak (T6 of TPO 274) reduce length of all branches by no more 2.5 metres ensuring natural shape and balance	
Address	Mills House Redan Road Aldershot Hampshire GU12 4ST	

Application No	20/00925/TPOPP	Ward: Knellwood
Applicant:	Mr Paul Whiteman	
Decision:	Permission Granted	
Decision Date:	28 January 2021	
Proposal:	One Oak (T1 of TPO 214) crown reduction of no more than 3 metres overall and crown lift to no more than 6 metres from ground level	
Address	Brockenhurst 209 Sycamore Road Farnborough Hampshire GU14 6RQ	

Application No	20/00926/FULPP	Ward: Knellwood
Applicant:	MR CALLUM DOHERTY	
Decision:	Permission Granted	
Decision Date:	12 January 2021	
Proposal:	Erection of a single storey rear extension and formation of dormer window with 3 roof lights on north side facing roof slope	
Address	36 Canterbury Road Farnborough Hampshire GU14 6NR	

Application No	20/00931/REXPDP	Ward: Aldershot Park
Applicant:	Anne Melia	
Decision:	Prior Approval Required and Granted	
Decision Date:	21 January 2021	
Proposal:	Erection of a single storey rear/side extension measuring 5.2m in length, 2.5 to the eaves and 2.5 in overall height	
Address	115 Ash Road Aldershot Hampshire GU12 4BZ	

Application No	20/00932/TPOPP	Ward: St Mark's
Applicant:	Mr Nasmith	
Decision:	Permission Granted	
Decision Date:	22 January 2021	
Proposal:	One Norway Maple (T10 of TPO 375) crown reduce by no more than 2 metres back to previous reduction points and lift canopy to no more than 5 metres from ground level	
Address	49 Reading Road Farnborough Hampshire GU14 6UG	

Application No	20/00933/TPOPP	Ward: Empress
Applicant:	Azfar Rizvi	
Decision:	Permission Granted	
Decision Date:	28 January 2021	
Proposal:	Beech (T1) - reduce height by no more than 3m, leaving a height of 20m, reduce lateral spread by no more than 4m, leaving a branch length of 5 - 7m (T4 of TPO 447A)Crown raise to 7m including removal of lowest limb to North East.Reason - Reduces light to four properties	
Address	57 Prospect Avenue Farnborough Hampshire GU14 8JT	

Application No	20/00943/CONDPP	Ward: Cherrywood
Applicant:	Phoenix Property Farnborough SARL	
Decision:	Conditions details approved	
Decision Date:	26 January 2021	
Proposal:	Submission of details pursuant to Condition No.15 (Noise Management Plan) of planning permission 17/00075/FULPP dated 25 July 2017	
Address	122 Hawley Lane Farnborough Hampshire GU14 9AY	

Application No	21/00005/FULPP	Ward: Fernhill
Applicant:	Mr and Mrs Holubowicz	
Decision:	Permission Granted	
Decision Date:	28 January 2021	
Proposal:	Erection of a single storey rear extension	
Address	30 Cold Harbour Lane Farnborough Hampshire GU14 9AJ	

Application No	21/00009/FULPP	Ward: Cherrywood
Applicant:	Mr. Som Rana	
Decision:	Permission Granted	
Decision Date:	28 January 2021	
Proposal:	Erection of a single storey side extension	
Address	4 Chaucer Road Farnborough Hampshire GU14 8SW	

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Development Management Committee
17th February 2021

**Head of Economy, Planning and
Strategic Housing**
Report No. EPSH2106

Enforcement and possible unauthorised development

1. Introduction

This report considers current matters of enforcement and possible unauthorised development. Authority to take planning enforcement action is delegated to the Head of Economy, Planning and Strategic Housing. Matters that require a Committee decision are reported, together with delegated decisions to take action.

It is not an offence to carry out works without planning permission and the National Planning Policy Framework (NPPF) states that enforcement action is discretionary and that local planning authorities should act proportionately in responding to suspected breaches of planning control. Local authorities are also advised to take action only where it is appropriate to do so. The purpose of this report is therefore to report to Committee decisions with regard to enforcement action and/or to seek approval for further action.

2. Policy

The Council's Approach to Planning Enforcement is set out in the adopted Local Enforcement Plan. The essential thrust of the Plan is that we will not condone wilful breaches of planning law, but we will exercise our discretion regarding enforcement action if it is considered expedient to do so. Our priorities with regard to enforcement are:

- To focus our resources to ensure that the most pressing and harmful issues are addressed appropriately.
- In determining the expediency of enforcement action we will have regard to the seriousness of any harm which is evident as a result of a breach of planning control.
- Matters which can potentially have a serious impact on the safety or amenity of residents or occupiers of property or on the natural environment will take priority over minor infractions and matters of dispute between neighbours.

3. Items

Each item contains a full description, details of any investigation, and an assessment of the situation and concludes with a recommendation.

This report relates to:

Item 1 Delegated Decisions on Enforcement Action

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

meeting, a separate sheet will be circulated at the meeting to assist Members in following the modifications proposed.

4. Human rights

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

5. Financial implications

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

Tim Mills
Head of Economy, Planning and Strategic Housing

BACKGROUND PAPERS

Rushmoor Local Plan (2019)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

Item 1

Delegated Decisions to take Enforcement Action

The Following Decision is reported for INFORMATION purposes only. It relates to a decision to take no further action that has already been made by the Head of Economy, Planning and Strategic Housing in accordance with the Council's adopted Scheme of Delegation.

If Members wish to have more details about the decision on any of the cases below, please contact John W Thorne (01252 398791) in advance of the Committee meeting.

Address	12 Harvey Road Aldershot
Ward	St. John's
Decision	No Further Action
Decision Date	27/01/2021
Reasons	A bay window has been installed at ground floor on the front elevation of this house. This requires planning permission as it is forward of the principle elevation. However, had an application been submitted it is considered that the window would have complied with Local Plan policies and, as such, planning permission would have been granted.
Alternatives	An enforcement notice could be issued to require the removal of the bay window, but as the development is considered acceptable it would not be expedient for the Council to take further action.
Case Officer	Rae Annette
Associated Documents	Enforcement Reference 21/00002/RESWRK.

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Development Management Committee
17th February 2021

Planning Report No. EPSH2107

**Planning (Development Management) summary report for the quarter
 Oct-Dec 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 Service in Planning, and the overall workload of the Section. This report covers the quarter from 1st October to 31st December 2021.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the third quarter. 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 108 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	Oct-Dec 2020	Government Target	2019/2020 Total
0	N/A	60%	95%

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Oct-Dec 2020	Government Target	2019/2020 Total
10	90%	65%	91%

*Decisions on 5 applications determined in the quarter were outside the statutory period, 4 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	Oct-Dec 2020	Government Target	2019/2020 Total
73	90%	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	Oct-Dec 2020	Appeal Decisions
40% max	0%	1

3. Workload

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

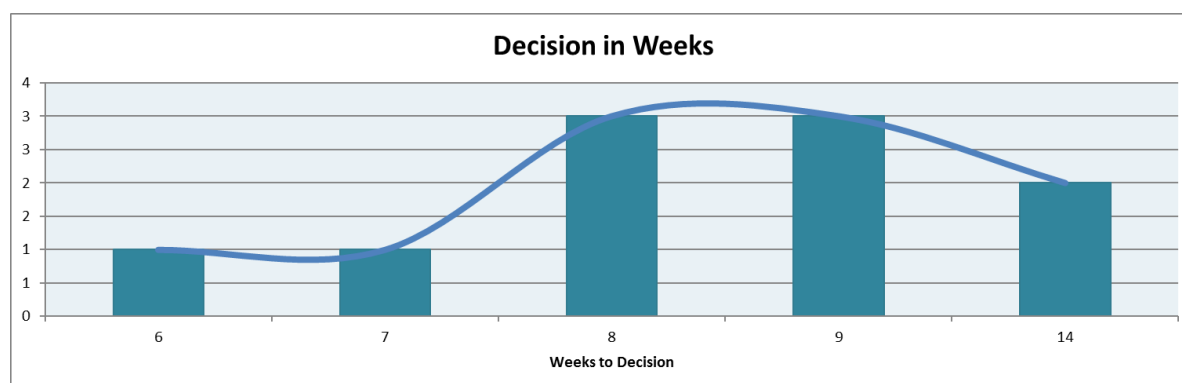
Departmental Work Demand Jul-Sept 2020

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q3	288	22	1432	214	4

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

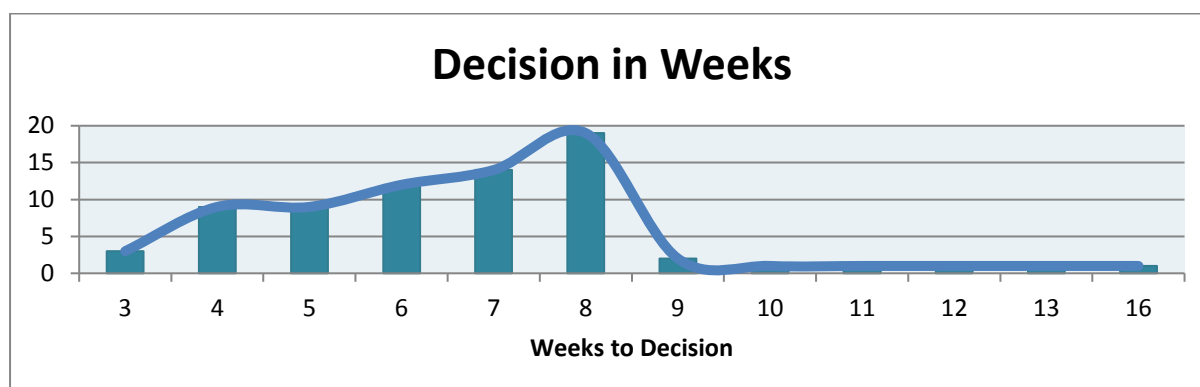
3.3 No Major applications were determined in this quarter. Notwithstanding this, performance with regard to Major applications remains well above the Government target with 100% of cases (5 in total) determined in the year to date within the statutory 13 week period or in accordance with agreed extensions of time or planning performance agreements.

Minor (Non householder) applications Total 10



3.4 This second graph illustrates the determination times for minor applications, 90% of which were determined within the statutory period or in accordance with agreed extensions of time in the third quarter of 2020-21.

'Other' (Including Householder) applications Total 73



3.5 This third graph shows in the first quarter of this financial year the majority of householder applicants received decisions within eight weeks and a significant proportion received decisions in the fourth and fifth weeks after their validation date. By comparison with the previous quarter there was a significant increase in the numbers of these applications determined from 52 to 73.

4. Fee Income

4.1 The total planning fee income received for the third quarter was £59,906 against a budget estimate of £92,751.

4.2 The total pre-application income received for the third quarter was £7,439 against the revised budget estimate of £7,500.

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	Oct-Dec 2020
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£94,457.44
Open Space (specific projects set out in agreements)	£0
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £15,358.48 b) £0 e) £3,640 f) £6,500

SAMM*	
a) Southwood II	a) £1,683.53
b) Southwood Country Park	b) £0
c) Wellesley Woodland	c) £65,454.43
d) Bramshot Farm (Hart)	d) £711
e) Hawley Meadows	e) £399
f) Rowhill Copse	f) £711
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.

2 new undertakings/legal agreements were signed in the period Oct-Dec 2020.

6. Comment on workload for this quarter

6.1 This third quarter saw a further slight fall in the number of application submissions. The receipts, both in terms of application type and fees, reflect the continued effect of Covid 19 on activity. Planning application income has remained lower than anticipated comprising around 60% of budget estimates. However, fee income for the first three quarters combined stands at £301,480 against the current revised estimate of £278,253 for the 9 month period. Pre-application income has kept pace with the current estimate for the quarter. Fewer householders 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, and the normal cycle of less activity in the months approaching Christmas also plays a part. The most significant variable, the effect of submission of major applications which make a substantial contribution to the total of fees received, remains difficult to predict.

7. Wellesley

7.1 There have been 790 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 Corunna Development Zone (Zone B), opposite Maida on the west side of Queen's Avenue is at an advanced stage of completion and will provide 733 residential units, included six supported housing units. 355 of the units are currently occupied.

- 7.3 Gunhill Development Zone (Zone E) is located west of the Cambridge Military Hospital and north of Hospital Road. The zone is completed and comprises 107 Private Rented Units, all of which have been occupied.
- 7.4 McGrigor Development Zone (Zone D) is currently under construction. This zone is located north of the Cambridge Military Hospital, to the east of Maida Zone, and will provide a total of 116 residential units. 42 of these units are currently occupied.
- 7.5 Work continues on the first phases of the Cambridge Military Hospital Development Zone (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. Extensive modern additions have recently been demolished in accordance with the relevant planning consents and the focus of the conversion refurbishment and work is taking place on the central Admin Block and Gunhill House and Water Tower. Weston Homes anticipate that the sales launch will be held in February 2021.
- 7.6 Taylor Wimpey is currently preparing design proposals for the next phase of Wellesley at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones. A reserved matters application is expected in February 2021 for 430 residential units. Zones K and M are identified in the outline planning permission to provide a total of 451 residential units, including an extra care scheme.

8. Recommendation

- 8.1 That the report be NOTED

Tim Mills
Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

BACKGROUND PAPERS: None.

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