

# Public Document Pack



## RUSHMOOR BOROUGH COUNCIL

### DEVELOPMENT MANAGEMENT COMMITTEE

*To be held via Microsoft Teams on  
Wednesday, 21st April, 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](mailto: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.

### a) **Amendment Sheet**

## 2. **MINUTES – (Pages 5 - 18)**

To confirm the Minutes of the meeting held on 17th March 2021 (copy attached).

## 3. **PLANNING APPLICATIONS – (Pages 19 - 94)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2110 on planning applications recently submitted to the Council (copy attached).

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

<b>Item</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
1	20/00400/FULPP	Former Lafarge Site, Hollybush Lane, Aldershot	For information
2	21/00231/FULPP	Nos. 209-211 Lynchford Road, Farnborough	For information
3	21/00108/REMPP	Zone K – Stanhope Lines East and Zone M – Buller Wellesley, Aldershot Urban Extension, Alisons Road, Aldershot	For information
4	21/00187/FULPP	Farnborough International Exhibition and Conference Centre, ETPS Road, Farnborough	For information
5	21/00048/REVPP	No. 1 North Close, Aldershot	Petition

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

<b>Item</b>	<b>Pages</b>	<b>Reference Number</b>	<b>Address</b>	<b>Recommendation</b>
6	23 - 32	21/00048/REVPP	No. 1 North Close, Aldershot	Grant for a one year temporary period
7	33 - 68	21/00066/FULPP	Briarwood, Sorrel Close, Farnborough	Grant, subject to Section 106 Planning Obligation

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 95 - 98)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2111 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

5. **APPEALS PROGRESS REPORT – (Pages 99 - 100)**

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2112 (copy attached) on the progress of recent planning appeals.

6. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER JANUARY - MARCH 2021 AND FOR THE YEAR 2020-21 – (Pages 101 - 106)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2113 (copy attached) which updates on the Performance Indicators for the Development Management section of Planning, and the overall workload for the Section for the period 1st January to 31st March 2021 and the year 1st April 2020 to 30th March 2021.

## **MEETING REPRESENTATION**

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

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

-----

**DEVELOPMENT CONTROL COMMITTEE – 21 APRIL 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.***

<b>Agenda Item No.</b>	<b>Planning Application No.</b>	<b>Application Address</b>	<b>Reason</b>

This page is intentionally left blank

**AMENDMENT SHEET FOR**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**21 April 2021**

**Item 6 : Page 23**

Application No. 21/00048/REVPP

Proposal Variation of condition 15 attached to planning permission 17/00344/REVPP dated 22.06.2017 for the erection of a restaurant with a drive-thru and takeaway facility, to allow permitted hours of use from 06:00 to 00:00, 7 days a week, instead of 07:00 to 23:00

Address **1 North Close, Aldershot, Hampshire, GU12 4HA**

Updates to the Report:

p.24 **Consultee responses:** HCC Highways Development Planning have provided their response to the application as follows: "Any new vehicle movements within these new opening times would be outside of the network peaks and would not have an impact on the operation or safety of the local highway network. A recommendation of no objection would therefore be given to the application".

p.28 **Impacts on neighbours:** Insert following at the end of the fifth paragraph : 'The Council's Environmental Health officers have confirmed that they have received no complaints of noise from the McDonalds site'.

**Item 7 : Page 33**

Application No. 21/00066/FULPP

Proposal Erection of 10 X 3-bedroom 3-storey detached houses with vehicular access from Sorrell Close; together with associated parking, internal access driveway and landscaping

Address **Briarwood Sorrel Close Farnborough**

Revised Conditions:**Condition No.2 (Page 51-52):**

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and details – L01 REV.A; PP 0010 REV.B; PE 0010; PE 0011; PE 0009; PE 0012; PE 0013; PE 0014; PP 0031 REV.A; PP 0032 REV.A; PP 0033 REV.A; PP 0034 REV.A; PP 0011 REV.B; Design & Access Statement; Ecological Impact Assessment; Flood Risk Assessment & Drainage Statement; Planning, Design & Access Statement; Transport Statement; Tree Survey Report; Phase 1 Site Investigation; and **Revised Arboricultural Impact Assessment & Tree Protection Report and Tree Protection Plan Drawing**

**No.20036-SKP0011 REV.B**

Reason – as per report.

**Condition No.15** (Page 55):

15. No works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the **Revised Venners Arboriculture Arboricultural Impact Assessment & Tree Protection Report and revised Tree Protection Plan Drawing No.20036-SKP0011 REV.B** hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason – as per report.

Delete **Condition No.20** (Page 56). Re-number Condition No.21 as No.20.



# DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 17th March, 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 C.P. Grattan  
Cllr Nadia Martin  
Cllr B.A. Thomas

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

Cllr Sophie Porter attended the meeting as a Standing Deputy.

## **Non-Voting Member**

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

### 63. **DECLARATIONS OF INTEREST**

There were no disclosable pecuniary interests to be declared at the meeting.

### 64. **MINUTES**

The Minutes of the meeting held on 17th February 2021 were approved and signed by the Chairman.

### 65. **PLANNING APPLICATIONS**

**RESOLVED:** That

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

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

\*21/000109/RBCRG3 No. 2A Windsor Way, Aldershot

- (ii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Economy, Planning and Strategic Housing's Report No. EPSH2108, be noted;
- (v) the current position with regard to the following applications be noted pending consideration at a future meeting:

<ul style="list-style-type: none"> <li>20/00400/FULPP</li> <li>* 21/00048/REVPP</li> <li>21/00066/FULPP</li> <li>21/00108/REMPP</li> </ul>	<p>Land at former Lafarge site, Hollybush Lane, Aldershot          No. 1 North Close, Aldershot          Briarwood, Sorrel Close, Farnborough          Zone K (Stanhope Lines East) and Zone M (Buller Wellesley), Aldershot Urban Extension, Alisons Road, Aldershot</p>
--	---

\* The Head of Economy, Planning and Strategic Housing's Report No. EPSH2108 in respect of these applications was amended at the meeting

**66. APPEALS PROGRESS REPORT**

**(1) New Appeals**

<b>Address</b>	<b>Description</b>
No. 68 Salisbury Road, Farnborough	Against the refusal of a Certificate of Lawful Existing Use: Use of dwelling house as a House in Multiple Occupation with eight bedsitting rooms and shared facilities (19/00237/EDC).
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.

**(2) Appeal Decision**

<b>Application / Enforcement Case No.</b>	<b>Description</b>	<b>Decision</b>
20/00127/FULPP	Against the Council's refusal of planning permission for the erection of a three-storey building comprising flexible use of either A1/A2 on the ground floor with 2 x two-bedroom residential units to the upper floors and associated parking at No. 244 Farnborough Road, Farnborough	Appeal dismissed and application for costs dismissed

**RESOLVED:** That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2109 be noted.

The meeting closed at 7.47 pm.

CLLR J.H. MARSH (CHAIRMAN)

-----

This page is intentionally left blank

## Development Management Committee

### Appendix "A"

**Application No. & Date Valid:**      **20/00856/FULPP**      **12th November 2020**

**Proposal:**      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 at **Land To The Rear Of 26-40 26 Cove Road Farnborough Hampshire**

**Applicant:**      G Day

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

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

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

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

3      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:  
a. External finishing materials for the elevations and roof;and      b. Rainwater goods

Reason - To ensure satisfactory external appearance.\*

- 4 Prior to occupation or use of any part of the development hereby approved, details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area. \*

- 5 The use of the premises hereby permitted shall be restricted to the hours of 0730 to 1930 hours Monday to Friday; 0730 to 1800 hours Saturdays; and not at all on Sundays and Bank or Statutory Holidays. No machinery shall be operated, no process shall be carried out and no deliveries taken or despatched from the site outside the permitted hours of use.

Reason - To safeguard the amenities of neighbouring occupiers.

- 6 Notwithstanding the provisions of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purpose of offices, research & development and light industrial purposes (being uses which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit) and for no other purpose, including any other purpose within Class E without the prior permission of the Local Planning Authority.

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

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the elevations of the development hereby permitted.

Reason - To protect the amenities of neighbouring residential properties.

- 8 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.

- 9 The development hereby permitted shall comprise no more than 722 square metres of gross external floorspace unless with the prior written permission of the Local Planning Authority.

Reason - To accord with the proposals as submitted and in order that the Local Planning Authority can consider the planning implications of any increase in floorspace that may be proposed either as an extension or by internal installation of mezzanine floor areas.

- 10 Prior to the commencement of development a Construction Management Plan to be adopted for the duration of the demolition, site clearance and construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:-
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
  - (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
  - (c) the provision to be made for any storage of building and other materials on site;
  - (d) measures to prevent mud from being deposited on the highway;
  - (e) measures to prevent and suppress dust emissions from the site; and
  - (e) the programme for construction.

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

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

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

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

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

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

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

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

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



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

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

- 13 With the exception of the siting of any receptacles for refuse disposal in the locations identified on the approved plans, no display or storage of goods, materials, plant, or equipment shall take place other than within the building.

Reason - To protect the visual amenities of the area and in the interests of ensuring the retention of adequate parking and vehicle manoeuvring and loading/unloading space on site.

- 14 The development hereby permitted shall not be occupied and brought into use until the on-site car parking spaces and bicycle parking as shown on the plans hereby approved have been provided, marked and made available as shown on the approved plans. The car parking spaces shall be thereafter retained solely for parking purposes in accordance with the allocation identified on the approved plans and made available at all times for their intended users thereafter. For the avoidance of doubt the approved car parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - To ensure the provision and availability of adequate off-street parking for the proposed development.

- 15 Prior to the first occupation of any of the units within the development hereby approved details of warning signage and/or markings to identify the one-way vehicular circulation around the site between the highway accesses shall be submitted to and approved by the Local Planning Authority. The details so approved shall be implemented in full and retained and maintained thereafter.

Reason - In the interests of the safety and convenience of occupiers and users of the development and highway users in general.

16 No occupation of the premises hereby approved shall take place until a scheme of provisions for the control of noise emanating from the premises hereby permitted has been implemented in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and retained and maintained thereafter.

Reason - To protect the amenity of neighbouring occupiers. \*

17 Details of any external plant or equipment (including air conditioning units) to be installed within the development hereby permitted shall be submitted to the Local Planning Authority for consideration and approval prior to installation and use. The external plant and equipment installations so approved shall be implemented as approved and retained and maintained in that condition thereafter.

Subsequently, no further external plant or equipment (including air conditioning units) shall be installed and operated at the site without the prior written consent of the Local Planning Authority.

Reason - To safeguard the character of the area and the amenities of nearby residents.

18 No sound reproduction equipment, conveying messages, music, or other sound which is audible outside the premises hereby permitted shall be installed on the site.

Reason - To protect the amenity of neighbouring property

19 No works shall start on site until the existing trees and hedges which are to be retained have been adequately protected from damage during site clearance and works in accordance with the tree protection details set out in the Sapling Arboriculture Arboricultural Impact Assessment and Tree Survey Report submitted with the application hereby approved.

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

20 Prior to the first occupation of the development hereby approved, details of all external lighting to be installed within the site and/or on the exterior of the building hereby permitted shall be submitted to and approved by the Local Planning Authority. The submitted details shall

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

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

- 21 Prior to the commencement of development details of measures to incorporate Sustainable Drainage Systems (SUDS) into the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the newly built units and retained and maintained thereafter in perpetuity.

Reason - To meet the requirements of Policy NE8 of the adopted Rushmoor Local Plan (2014-2032). in the interests of flood and pollution prevention. \*

- 22 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 equipment and personnel.

Reason - To ensure satisfactory containment of noise within the building(s) in the interests of the amenities of neighbours.

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

Reason - In the interests of visual amenity.

24 The development hereby approved shall proceed implementing in full the precautionary ecology mitigation measures and biodiversity enhancements as set out in the Darwin Ecology Update Preliminary Ecological Appraisal and Preliminary Roost Assessment Report submitted with the application hereby approved.

Reason - To comply with the requirements of Policy NE4 of the adopted Rushmoor Local Plan (2014-2032).

**Application No. & Date Valid:**      **21/00109/RBCRG3**                      **11th February 2021**

Proposal:                      Variation of Conditions 8 and 12 of planning permission 93/00079/FUL (for the erection of St Johns Ambulance HQ) to allow the use of the building as a Community Food Store (bank) and 'Men's Shed' with ancillary meeting rooms Use Classes F2b at **2A Windsor Way Aldershot Hampshire GU11 1JG**

Applicant:                      Rushmoor Borough Council, Democracy And Community

Conditions:                      1      The permission hereby granted shall be carried out in accordance with the following approved drawings numbers:  
Location Plan scale 1:1250, Existing Site Plan scale 1:100, Existing north elevation 6 dated 29/08/02, Existing south elevation 3 dated 29/08/02 , Existing east elevation 5 29/08/02, Existing west elevation 4 dated 29/08/02, Existing ground floor floor plan 01, Existing First Floor Plan 02, Proposed Ground Floor Plan 03, Proposed First Floor Plan 04, Proposed Site Plan 05.

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

2      The development hereby approved shall not be occupied until the off-street parking facilities shown on the approved proposed Site Plan 05 have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development).

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

- 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building shall be used only for the purpose of a Community Food Bank/Store, 'Men's Shed' workshop and ancillary meeting room space; and for no other purpose, including any other purpose within Class F2, without the prior permission of the Local Planning Authority.

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

This page is intentionally left blank

Development Management  
Committee 21st April 2021

Head of Economy, Planning  
and Strategic Housing  
Report No.EPSH2110

## 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).*

This page is intentionally left blank

**Section A****Future items for Committee**

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

Item	Reference	Description and address
1	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 (revised proposals submitted 2 February 2021)</p> <p><b>Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire</b></p> <p>Consideration of additional and revised submissions is in progress.</p>
2	21/00231/FULPP	<p>Erection of an apartment building and ten terraced houses comprising a total of 17 dwellings (3 x 1-bed, 4 x 2-bed and 10 x 3-bed) with associated landscaping and parking, with vehicular access from Morris Road, following demolition of all buildings on site</p> <p><b>209 - 211 Lynchford Road Farnborough Hampshire GU14 6HF</b></p> <p>This application has only recently been received and consultations are in progress.</p>
3	21/00108/REMPP	<p>Part Approval of Reserved Matters for the construction of 430 residential dwellings together with associated landscape, access and parking in Part of Development Zone K (Stanhope Lines East) and Part of Development Zone M (Buller) pursuant to Condition 4 (1 to 21), attached to Hybrid Outline</p>

		<p>Planning Permission 12/00958/OUT dated 10th March 2014</p> <p><b>Zone K - Stanhope Lines East And Zone M Buller Wellesley Aldershot Urban Extension Alisons Road</b></p> <p>Consideration is in progress with a view to a report to this committee in May 2021.</p>
4	21/00187/FULPP	<p>Temporary permission until August 2024 for the erection of two sound stages, erection of workshops, and to change the use of existing hospitality chalets to ancillary offices for the purposes of film making until August 2024, together with ancillary works including installation of a permanent substation.</p> <p><b>Farnborough International Exhibition And Conference Centre ETPS Road Farnborough Hampshire</b></p> <p>This application has only recently been received and consultations are with a view to a report to this committee in May.</p>

### Section B

#### Petitions

Item	Reference	Description and address
5	21/00048/REVPP	<p><b>1 North Close Aldershot Hampshire GU12 4HA</b></p> <p>Two petitions submitted in relation to 'Variation of condition 15 attached to planning permission 17/00344/REVPP dated 22.06.2017 for the erection of a restaurant with a drive-thru and takeaway facility, to allow permitted hours of use from 06:00 to 00:00, 7 days a week'.</p> <p>A hand signed petition with 38 signatures stating: 'our opposition to the above planning application to allow permitted hours of use from 06:00 to 00:00 7 days a week. We believe that the variation of the original condition 15 would negatively impact the quality of life of local residents and Rushmoor Borough Council should reject the application'.</p> <p>A 'change.org' petition was received with 74 signatures 'opposing McDonalds increase in opening hours.'</p>

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.	21/00048/REVPP
Date Valid	22nd January 2021
Expiry date of consultations	6th April 2021
Proposal	Variation of condition 15 attached to planning permission 17/00344/REVPP dated 22.06.2017 for the erection of a restaurant with a drive-thru and takeaway facility, to allow permitted hours of use from 06:00 to 00:00, 7 days a week, instead of 07:00 to 23:00
Address	<b>1 North Close Aldershot Hampshire GU12 4HA</b>
Ward	North Town
Applicant	McDonalds Restaurants Ltd
Agent	Brad Wiseman
Recommendation	<b>Grant</b> for a 1-year temporary period

### Description

The site is a corner plot located on the northern side of Ash Road (A323) with a frontage of 36m to Ash Road and 68m to North Lane (area 0.25 hectares). The site is occupied by a 7.5m high two-storey rectangular McDonalds takeaway and restaurant building and drive through. The building is set back from Ash Road by 26m to accommodate the customer car park. The vehicular site entrance and exit is on the northern site boundary to the east of the building, accessed from North Close which in turn is accessed from North Lane. The drive through lane, which shares the running lane to the car park, circulates around the western and northern sides of the building re-joining the running lane 30m from the exit. There is 3.5m high acoustic fencing along the eastern boundary of the site for a length of 43m.

Ash Road in this location is a four-lane dual carriageway with a filter lane controlled by traffic lights into North Lane. Adjoining the eastern boundary of the site is Clyde Court. It comprises two buildings built up to the side boundary containing 8 flats, separated by a central courtyard parking area. 25m east of the application site is a single storey KFC drive-through and takeaway restaurant (approved in April 2015, 14/00211/FUL refers) which can also be accessed from North Lane. To the west of the application site on the opposite side of North Lane is 215 Ash Road, a three-storey flat building containing 6 flats; this is adjoined to the north by 1 North Lane on the junction of Lower Newport Road, which is a single storey

community hall. The nearest residential property on Lower Newport Road is no. 36, 25m from the junction of North Lane and North Close and the application site. No 41 North Lane on the opposite site of Lower Newport Road is a chemist and dental surgery. To the north and north east of the site are 36 North Lane, a warehouse building and the Southern Gas Networks complex comprising various buildings and large areas of hardstanding, and a gas tanker; the tanker immediately adjoins the eastern boundary of the site.

## Planning history

In July 2016 planning application 16/00411/FULPP was approved 'for the erection of a restaurant/takeaway with a drive-thru facility with associated structures, fencing, parking, landscaping, and vehicular access from North Close', following demolition of the existing training buildings on the site. In June 2017 a minor material amendment application, refer 17/00344/REVPP, was approved for the variation of conditions 2,3,5,8,10,11,13,14,15,21,23 and 25 to address issues relating to the accuracy of the levels on the original site survey.

Applications have been approved in relation to details conditions specifically nos. 2 (external materials), 3 (surfacing materials), 8 (construction management plan), 10 (SUDS) 13 (lighting strategy), 15 (means of extraction), 21 (closure of existing access), 23 (acoustic fencing), 5 (levels) and 11 (contaminated land). As part of condition no.22 of 17/00344/REVPP and condition application 16/00745/CONDPP, there is 3.5m high timber acoustic fencing for a length of 45m along the eastern boundary of the site with Clyde Court.

Relevant conditions from planning permission 17/00344/REVPP include:

15. The restaurant/takeaway/drive through uses hereby permitted shall not be open to customers outside the hours of 07:00 to 23:00

Reason – to safeguard the amenities of existing and future neighbouring occupiers

This application is seeking permission to enable the restaurant to trade between the hours of 06:00 to 00:00 on a daily basis, and therefore seeks to vary condition 15 of the 2017 permission accordingly.

The applicant states that 'the proposed extension is required to ensure that the restaurant better meets the needs of its customer base (including reflecting an increased breakfast offer) and enhance its overall efficiency. There are no changes to the proposed delivery hours as a result of this application' which are 8am to 9pm. The application was accompanied with a noise impact assessment report.

## Consultee Responses

Environmental Health                      No objection subject to conditions

Hampshire Constabulary                      No views received

HCC Highways Development                      Awaited  
Planning

## Neighbours notified

In addition to posting site notices on Ash Road and North Lane, 22 individual letters of notification were sent adjoining properties in Ash Road, North Lane and Clyde Court. At the request of interested parties the neighbour notification period was extended for an additional two and a half weeks and two further site notices were posted, as well publishing the application on the Council's website.

## Neighbour comments

A total of 108 representations have been received, 60 objecting and 48 in support.

An objection was received from Cllr Grattan as follows: "Both living close by this business and as a Rushmoor Cllr who has previously supported residents with what they have experienced as the negative impact on their environment and quality of life brought about by McDonald's, I would like to register my strong objection to the application. I concur with concerns regarding the light and noise pollution at unsocial hours and the potential for increased anti-social behaviour. This is a residential area and residents' views must be respected by RBC."

Objections were received from properties on North Lane (42,11,40, 59, 5 and 23), Woodland Walk (276, 54, 12, 283, 88,7, 246, 252 and 273), Lower Newport Road (139, 33, 34, 24, 5,35, 30, 18, 7 and 14), Clyde Court (2,4 and 6), Redan Road (1,7 and 38), and 132 Brookfield Road, 25 Connaught Road, 21 Barn Avenue, 8 Vixen Drive, 14 The Avenue, 21 Coppice Square, 30 and 24 Fawn Drive, 3 Nelson Close, 6 Shalden road, 26 and 33 Nursery Close, 9 Chestnut Court, 7 rowhill Crescent 29 Hayloft Close, 206 Holly Road, 442 Selbourne Avenue, 56 Aspen Grove, 23 Friend Avenue, 8 Canning road, 2 Guildford Road, 30 Field Way and 20 St Christopher's Close, on the following grounds:

### Problems caused by traffic

- Traffic is already a nightmare and very dangerous to all road users as well as pedestrians especially at their busy times. I'm surprised someone hasn't been seriously injured or even killed either through trying to get in/out of that site entrance or going the wrong way down Lower Newport Road. This situation will only get worse with longer opening hours
- This is not a good development for the neighbours who will have additional noise & disturbance & a reduction in their peace & quiet to below 8 hours. Disturbance of noise & light pollution would extend into usual patterns of adult behaviour of being in bed after 11pm
- Traffic already backs up past the lights which in itself causes a major issue
- Original traffic is modelling flawed and massively underestimated the number of vehicles and must be redone
- Delivery drivers park on our private property [215 Ash Road]
- The noise from thoughtless patrons using their horns and revving engines along with the continuous hum of a tanker parked there next to my property [Clyde Court] is already an imposition
- Driving down there at the wrong time it can be physically impossible to get out of our road [Woodland Walk]
- The crossing for the McDonald's and KFC on North Lane is not safe
- We are now having to put up with people parking across our driveway to consume their purchase causing us issues gaining access off / on to our property
- Parking for local residents now a nightmare
- It's not a case of monitoring the area for a few hours and then say, yeah it's fine it won't

cause any problems after 11pm. You have to live here. You have to constantly see the dangerous driving

- Until both KFC and McDonalds agree on a one-way system, to enter from North Lane & exit left onto Ash Rd via the turning next to KFC no further consent should be given
- We're in the middle of a pandemic/lockdown and I have repeatedly had to queue on both North lane and Ash Road
- Lorries go up and down North Lane all day
- Works to the junction of North lane and North Close is still awaiting up-grades to make it safe and improve traffic management
- The road surface is appalling

#### Other environmental issues

- The whole area smells like a deep fat fryer, rubbish in my front garden on a daily basis, unsociable behaviour and a huge increase in traffic volume
- This is a residential area and totally unsuited to this development and extended hours
- Litter left in local open spaces
- Cars park in the area and throw their rubbish on the ground
- The litter must attract vermin no matter what measures are put in place [*Officer note: the management of litter produced by a development is subject to other environmental health legislation, and not planning legislation.*]
- Before McDonalds opened, they had a meeting with the local residents and someone brought up the hours of trading and impact it would have and they said they would not be trading after 11pm for this reason. They also said there would be regular people coming around the area picking up rubbish, I have seen someone once.
- The light from their signs shine directly in to my 3-year old's bedroom. If they were to open for a further hour this would greatly impinge on our privacy and her ability to sleep
- Being lit up for an hour longer would be detrimental
- I often have to ask them to switch off their lights, they leave them on all night
- An hour earlier means they would be jet washing the car park at 5, as they seem to already think that 6am is acceptable
- The planning committee should really go back to original objections and look at the site now and the daily problems it has left
- If KFC shuts at 23:00, why does McDonalds feel it needs to open to 00:00 and why reopen at 06:00
- If this is agreed, then I am sure they will push for 24 hours
- Our home and family life have had a huge negative impact
- I feel I am being forced out of my community by these large money grabbing businesses
- There is a 24 hour drive in at Farnborough Gate just down the road
- They did not comply with the original planning condition of opaque film up to a certain height on the first-floor windows that face Clyde Court. This was to reduce overlooking. Now it will be for greater amount of time [*Officer note: this comment relates to condition 21 of 17/00344/REVPP. A letter regarding non-compliance, which is not a determining issue of this application, has been sent to the applicant under separate cover*]

#### Anti-social behaviour

- They are a meeting place for the local idiots and undesirables
- Living next door [Clyde Court] finding that there has been an increase of mistreatment of our property, walls drawn on, bins being used
- I frequently have milkshakes thrown at my door and cars, antisocial behaviour, our front door damaged

#### Procedural issues

- Querying why the local residents have not been notified of the application or why the



application was not on the weekly list

- McDonalds have not followed proper procedures when applying for this variation in conditions
- The noise report has failed to accurately identify the nearest residential properties

#### Other matters

- It will not be safe for working leaving late getting home
- Links with child obesity, diabetes and child cancers due to poor diet. Encouraging fast foods is morally incorrect
- Greater risk to staff de-littering & leaving late at night [*Officer note: These are comments are not planning considerations relevant to the determination of the application and carry little weight, in planning terms*].

On 31 March 2021 two petitions were received. A hand-signed petition was submitted with 38 signatures registering 'our opposition to the above planning application to allow permitted hours of use from 06:00 to 00:00 7 days a week. The variation of the original condition 15 would negatively impact the quality of life of local residents and we request that Rushmoor Borough Council reject the application' from residents local to the application site. A hard copy of an online 'change.org' petition was received, with 74 signatures 'opposing McDonalds increase in opening hours.' 15 signatories were from outside Aldershot and Farnborough and surrounding areas.

49 supporting comments were received from 35 different address in 12 Charter House, 81 Bellchase, 63 Victoria Road, 31 Gillian Avenue, 69 Field Way, 203 and 9 Ash Road, 101 Brighton Road, 110 Campbell Field, 43 Denmark Street, 83 ST Michaels Road, 12 Lindum Dene, 5 Farm Road, 203 Ash Road, 6 Bembridge Court, 33 Lysons road, 1 Blacksmith Close, 8 Calvert Close, 188 Bell Vue Road, 2 East Station Road, 127 Newport Road, 65A and 149 North Lane, 21 Beech Close, 81 Marrowbrook Lane, 203 Ash Road, 6 Bembridge Court, 2B and 2C Herret Street, 42 Elms Road, 49 Mount Pleasant Road, 39 Birchett Road, 16 Highland Road, 4 Lower Newport Road and 36 Barn Avenue, Aldershot, and 2 Oxenden Close and 32 Arthur Close, Farnham and 11 Robertsons Way, Ash, and on the following grounds:

- Will create more employment opportunities
- More hours for staff that live and work locally in turn benefiting community
- Extending hours will have no issues at all, only for an hour on each site
- It is convenient for individuals and families working late or early and NHS workers
- Pubs and other things open late what is the different with McDonalds
- Good to see business growing during tough times
- They do a good job in keeping the area clean and do more for the local community than the other local shops in North Lane
- Will reduce rush hour access at 07:00

#### **Policy and determining issues**

The site is located in the built-up area boundary of Aldershot in Flood Zone 2. Policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), DE1 (Design in the Built Environment), DE10 (Pollution), NE6 (Managing fluvial flood risk) and NE7 (Areas at risk from surface water flooding) from the adopted Rushmoor Local Plan are relevant to the the application. Also of relevance is the Car and Cycle Parking Supplementary Planning Document (2017) and advice in the National Planning Policy Framework (2019) with particular relevance to noise (paragraphs 180-183).

The determining issues of this application are impact on neighbours, and parking and highways

considerations.

## **Impact on neighbours**

The closest residents are located at Clyde Court. The closest flat is approximately 3.5m from the 'In' running lane and 7m from the 'out' running lane. There is a 3.5m high acoustic fence along this boundary for a length of 45m. 215 Ash Road is 21m to the west of the site on the opposite side of North Lane, and the closest residential properties on Lower Newport Road are 32m from the application site. There are non-residential occupiers at 1 and 36 North Lane, the SGN site to the north east, and the KFC at 247 Ash Road.

The original application restricted the hours of operation from 07:00 to 23:00. The Planning Officer's report to the Development Management Committee on 16 July 2016 stated that this was in the absence of noise information between the hours of 23:00 and midnight in the submitted noise report and to be consistent with the approved hours of KFC, which are 07:00 to 23:00 for the restaurant, and 07:00 to 00:00 for the drive through facility.

The noise impact assessment submitted with this application establishes the existing ambient noise levels on the site from 21:45 to 09:15 over a night-time period on the 22 to 23 October 2020 in 15-minute intervals. It also measures noise on the site from four principal sources namely noise of vehicles moving through the site; people noise; Customer Order Display (COD) noise and roof plant noise. Noise sources for the proposed period are estimated using readings from other McDonalds sites and measurements taken on this site between the hours of 22:00 and 23:00, when the drive through facility was open. Road traffic is the dominant ambient noise source, which is understandable given the proximity of Ash Road and North Lane and the relatively busy junctions where North Lane meets Ash Road.

The report was reviewed by the Council's Environmental Health Officer. Noise from people and the COD will be minimised by the Noise Management Plan specific to the site that is set out in Appendix C of the Noise report. This controls the settings of the intercom system at certain times of the day and night, and manages potential noise and anti-social behaviour from patrons. Plant noise is controlled by Condition 13 of 17/00344/REVPP.

With regard to noise from vehicles on the site, for example, doors slamming and movement, the acoustic report states that the greatest changes will be a change of 2.2dB in noise levels over the 23:00 to 00:00 hour period for the nearest residential receiver (7-8 Clyde Court). The Environmental Health Officer has stated 3db is generally considered to be the level of change noise would be perceptible. Despite some anomalies in the report recognised by the Environmental Health Officer, that the ambient noise levels at 7-8 Clyde Court may be less than recorded due to the shielding effect from 1-6 Clyde Court, as ambient noise levels were taken at the back of the roof of McDonalds away from the plant and also closer to the road, it is also recognised that many of the assumptions used by the consultants in their calculations, are based on worst case scenarios. As such the conclusion is that overall conclusions of the report are robust and that the impact of the proposal on neighbouring amenity with regard to noise from all four sources measured on the site are acceptable subject to implementation of noise mitigation measures identified through the report.

Given these views it is considered reasonable and apposite to allow an extension of the hours as proposed on a temporary basis expiring one year from the date of permission given, at which point, unless further permission has been sought from the Local Planning Authority and provided, permitted hours of operation will revert back to hours approved under 17/00344/REVPP. A condition is also recommended that all noise mitigation measures

recommended in the Noise Impact Assessment are implemented during this period.

Several objections were raised about the impact of traffic noise arising from patrons of the restaurant on the amenity of nearby residents. The issue of traffic noise associated with the site has been dealt with in the submitted noise report and the comments above.

Comments were received about light glare from the building.

It is considered that subject to the conditions above the proposal will have an acceptable impact with regarding to neighbouring amenity and will comply with Policies DE1 and DE10 of the Rushmoor Local Plan and the relevant provisions of the NPPF (2019).

### **Parking and highways issues**

Despite the number of objections received on the matter of traffic generated by the site having a detrimental impact on road safety, parking availability and access to other roads in the vicinity of the site as the application relates extending hours of operation which are well outside peak times, it is considered that there would be no subsequent harmful impact on road safety or other matters described above arising from this proposal. The County Highway Authority has been consulted on the application and the Council are awaiting their views, although the consultation period has expired. An update will be provided to the Development Management Committee should any consultation response be received.

It is considered that the impact of the proposal on highway safety would be acceptable and comply with Policy IN2 and the relevant provisions of the adopted Car and Cycle Parking Standards (2017).

### **Conclusion**

It is considered that the proposed operating hours will have an acceptable impact on neighbouring amenity provided the proposed noise mitigation measures recommended throughout the noise impact assessment report are implemented. To ensure compliance with these measures the Council is recommending the approval be given on a temporary basis of 12 months. It is considered the impact on highway safety and parking issues will be acceptable. The application will comply with Policies DE1, DE10 and IN2 of the Rushmoor Local Plan and the relevant provisions of the Rushmoor Car and Cycle Parking Standards SPD (2017).

### **Full Recommendation**

It is recommended that planning permission be **GRANTED** to vary condition 15. Attached to Planning Permission 17/00344/REVPP to read as follows: -

15. For the period between 22<sup>nd</sup> April 2021 and 21<sup>st</sup> April 2022 The restaurant/takeaway/drive through uses hereby permitted shall not be open to customers outside the hours of 06:00 to 00:00 providing all noise mitigation measures included in the submitted Noise Impact Assessment report 'McDonalds Ash Road Aldershot 14-0167079 RO2' carried out by Sustainable Acoustics are implemented. From 22<sup>nd</sup> April 2022 the restaurant/takeaway/drive through uses shall not be open to customers outside the hours of 07:00 to 23:00.

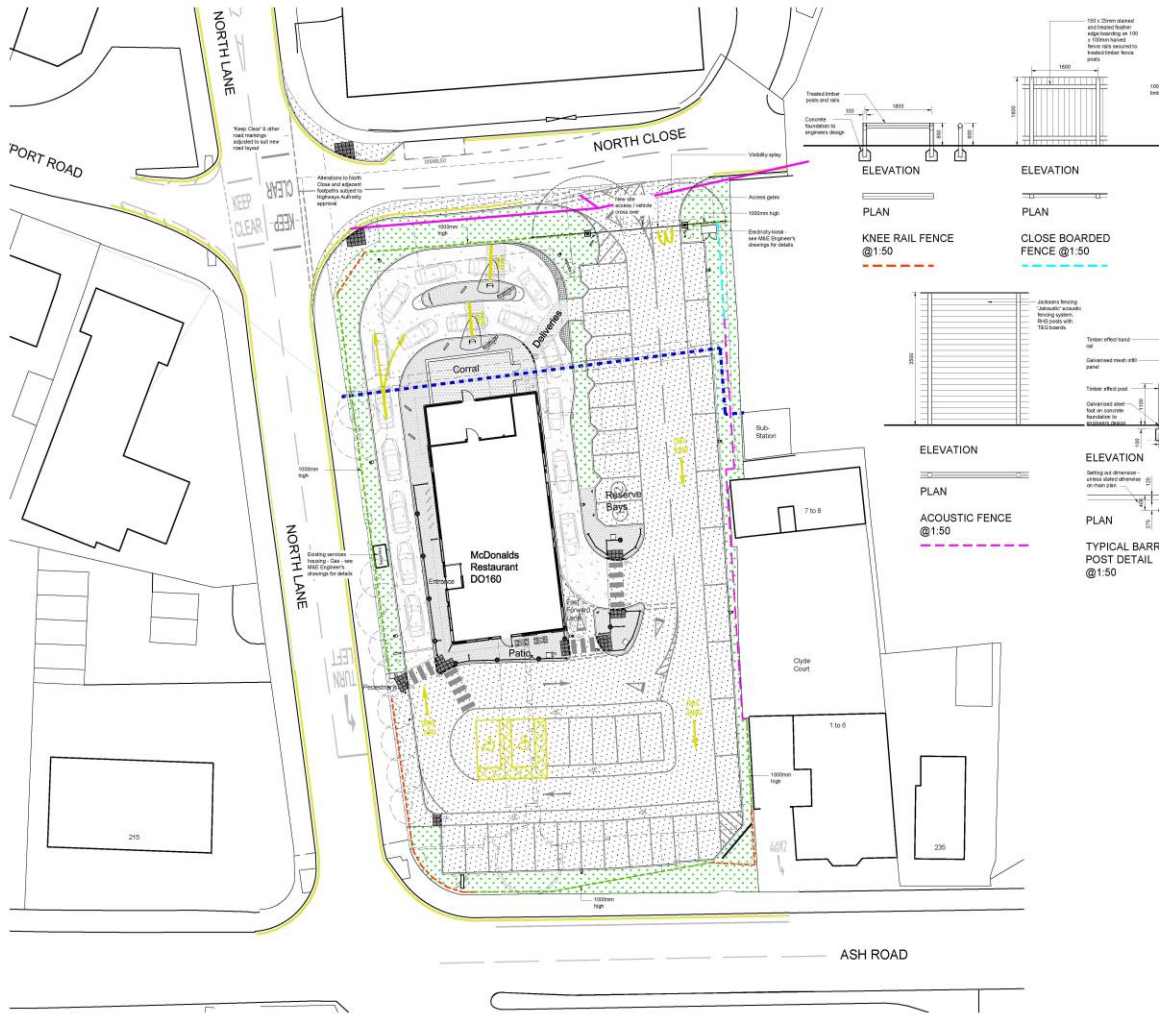
Reason –Given the nature of the proposal review and monitoring of its impact in the light of prevailing circumstances over the specified period would be appropriate in the interest of neighbouring amenity.

### **Informatives**

1. INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
2. INFORMATIVE - The Council has granted permission because it is considered that the proposed operating hours will have an acceptable impact on neighbouring amenity provided the proposed noise mitigation measures recommended throughout the noise impact assessment report are implemented. To ensure compliance with these measures the Council is recommending the approval be given on a temporary basis of 12 months. It is considered the impact on highway safety and parking issues is acceptable. Subject to conditions of approval the application will comply with Policies DE1 and DE10 of the adopted Rushmoor Local Plan (2019).

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

3. INFORMATIVE - The applicant is advised that this approval relates solely to the matters identified in the application description. The terms of any other outstanding conditions attached to planning permission 17/00344/REVPP dated 22/06/2017 remain in force



Approved site layout plan 17/00344/REVPP





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

Case Officer	David Stevens
Application No.	21/00066/FULPP
Date Valid	4th February 2021
Expiry date of consultations	9th March 2021
Proposal	Erection of 10 X 3-bedroom 3-storey detached houses with vehicular access from Sorrell Close; together with associated parking, internal access driveway and landscaping
Address	<b>Briarwood Sorrel Close Farnborough</b>
Ward	St John's
Applicant	M L Management Ltd
Agent	Carter Jonas LLP
Recommendation	<b>Grant subject to s106 Planning Obligation</b>

### **Description & Relevant History**

The site is within the Barningly Park housing estate, which was built in the 1980s between the M3 motorway and A327 link road at Junction 4a to the north-west of Trunk Road. The application land is a recently cleared site with an irregular shape previously occupied by an institutional building surrounded by residential development. The site measures approximately 0.3 hectares and has an existing vehicular entrance in the form of a private roadway 'Sorrel Close' owned by Hart District Council and which is located outside the red-line of the application site. This runs north to the site from the adopted turning head at the end of Nutmeg Close. The site has a long-established legal right of way along Sorrel Close.

The site is bounded to the north and south by areas of mainly grassed public open space, with both of these boundaries bounded by stands of mature trees and vegetation. The areas of public open space are owned by Rushmoor Borough Council and Hart District Council respectively. To the west, the site abuts the east side of Herbs End, with the closest residential properties opposite being Nos.8 & 10 and 18 & 26. To the east, the site adjoins a narrow strip of land owned by Rushmoor Borough Council, with the rear garden boundaries of houses at Nos.91 Broadmead and 6, 8, 10 & 12 Thyme Court. There are further residential properties within sight of the application land located in Herbs End, Purmerend Close, Broadmead, Nutmeg Court and Juniper Road.

The application site had a long history of institutional use pre-dating the development of the surrounding housing estate. Although the building at the site was more recently known as 'Briarwood', it was previously called 'Broadhurst House'. The building was of two-storey height and had a cruciform footprint occupying a substantial portion of the centre of the site. There was also a detached garage block located in the north-east corner of the site. Until a boundary review transfer to Rushmoor in 1992, the site was land within the jurisdiction of Hart District Council. Planning permission granted by Hart Council in 1967 for change of use of private residence to Rehabilitation Centre with playing fields. This institutional use was retained when the Barningly Park housing estate was developed in the 1980s, but ceased to be used for this purpose and became vacant approximately 6 years ago. Since then the property was sold into private ownership and, although boarded-up, became a target for vandalism and break-ins with associated anti-social behaviour. The roof of the building was substantially damaged by a fire set in the building in 2019. In June 2020, in the light of continued break-ins and anti-social behaviour, Rushmoor served a S.215 'Untidy Site' Notice to require the owner to demolish the building and detached garage block and to remove all of the demolition materials from the site within a period of 18 weeks. These works have since been undertaken and completed, leaving the site cleared and enclosed with site fencing and timber hoardings.

The proposal is for the residential re-development of the site with 10 X 3-bedroom detached houses. The existing private roadway (Sorrel Close) entering the south-east corner would be retained as the sole vehicular access. This would lead into a private shared surface roadway which would initially run parallel with the east site boundary then turn west towards and terminate at a turning head. All the proposed houses would have a simple rectangular footprint measuring 6.5 x 10 metres and be arranged backing onto the south, west and north boundaries surrounding the internal cul-de-sac roadway. With the exception of Units 8 and 10, which would have the longer elevation of the building fronting the internal roadway, the remainder of the proposed houses would be sited with the narrower face of the building as the plot frontage. Plots 1, 2 & 3 would back onto the south boundary of the site with private rear gardens measuring 10 metres in depth. Plots 4, 5, 6 & 7 would back onto the west boundary of the site adjoining Herbs End with private rear gardens of 8.5 metres in depth. Plots 8, 9 & 10 would back onto the north boundary of the site with private rear gardens of a minimum of 10 metres in depth.

Parking, comprising two spaces each, would be provided largely on-plot adjoining the houses all in the form of open parking spaces. Two visitor parking spaces would also be provided in the space between Plots 7 and 8.

The proposed new houses would have three-storeys of accommodation, although the second floor would be partially within the roofs. The roofs of the houses would be simple longitudinal ridges (or transverse ridges in the case of Plots 8 and 10) reaching a maximum height of 10.8 metres at the ridge and 7 metres to eaves above ground level. The external design is relatively conventional modern in style. The indicated external finishing materials are buff brick, with the remainder of the elevations in grey vertical boarding and some metal cladding spandrel panels between windows. The roofs are indicated to be blue/black slate. The houses would be arranged with the entrance hallway, kitchen, dining and utility rooms on the ground-floor; living rooms, bathroom and a bedroom on the first-floor; and two further bedrooms (one with en-suite) and a study room at second-floor level.

The application is accompanied by a Planning, Design & Access Statement, a separate Design & Access Statement prepared by the applicants' architects, a Transport Statement, Arboricultural Impact Assessment & Tree Protection and Tree Survey Reports, an Ecological



Impact Assessment, Flood Risk Assessment & Drainage Statement, and a Phase 1 Site Investigation Report.

The applicants are seeking to complete a s106 Planning Obligation to secure the necessary Public Open Space and SPA mitigation and avoidance financial contributions to address adopted Local Plan Policies and SPA impact.

### **Consultee Responses**

HCC Highways Development Planning	No objection subject to imposition of a condition requiring a Construction Management Plan.
Environmental Health	No objections subject to standard conditions and informatives.
Contract Management	No objections.
Aboricultural Officer	No objections subject to Tree Protection conditions.
Hampshire Fire & Rescue Service	No objections and provides generic fire safety precautions advice.
Natural England	No objection subject to appropriate SPA mitigation being secured.
Hampshire & I.O.W. Wildlife Trust	No comments received within the consultation period, thereby presumed to have no objections.
Neighbourhood Policing Team	No comments received within the consultation period, thereby presumed to have no objections.
Thames Water	No objections, but the views of the Lead Local Flood Authority should be sought.
Lead Local Flood Authorities	No objection subject to condition.
Parks Development Officer	No objections and identifies POS project for which a s106 contribution is to be sought.
Hart District Council	No objections.

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 87 individual letters of notification were sent to the occupiers of properties in Nutmeg Close, Thyme Court, Herbs End, Purmerend Close, Broadhurst and Juniper Road, including all properties located adjoining or opposite the application site.

### **Neighbour comments**

At the time of writing this report a total of 35 representations have been received from the occupiers of Nos.1, 2 & 3 Nutmeg Court; 18, 22, 26, 41, 87, 89 & 91 Broadhurst; 2, 6, 8, 10,

12, 17 & 23 Thyme Court; 7 & 15 Juniper Road; 8 & 10 Herbs End; 16 Purmerend Close; 11 & 16 Comfrey Close; 26 Chamomile Gardens; 8 Marjoram Close; 7 Coriander Close; 2, 7 & 9 Tarragon Close; 2 & 15 Fennel Close; 70 Harvey Road; 93 Kingsley Road (Farnborough); and 4 Albany Road, Fleet.

A number of the representations received indicate that they have no objections to the residential re-development of this brownfield land in principle. In this respect it is variously commented the site has endured anti-social behaviour associated with the dilapidated ruin of the fire-damaged Briarwood building blighting the community and link roads for some six years, so some form of re-development on this brown field site has been expected, is welcomed and it is hoped that development of the site will eradicate previous problems. Nevertheless it is opined that the replacement development must be the right, tailor-made, development for the site and, as such, **objection** is raised on the following summary grounds:-

- (a) The proposed development is an unacceptable over-development of the site that would be over-populated. It would be an over-crowded high-density development.
- (b) Adverse impact upon the visual character and appearance of the Barningly Park housing estate (comprising of homes built by Charles Church and Martin Grant Homes) due to the three-storey height and uncompromising modern design of the proposed houses; and the indicated use of external facing materials considered to be of unsightly 'industrial' appearance that would not be hidden by existing trees and vegetation. There is no existing three-storey high development in the Estate and existing houses are of traditional vernacular appearance and use of external materials such that proposed development would be unsympathetic to, clash with, and be out of keeping with the general character of the area. It would be an eyesore that would spoil the 'feel' and ambience of the Estate that has attracted existing residents to live there. The existing local character has been ignored. Red or brown bricks would be closer to the existing external facing materials present in the area – not the buff bricks and cladding proposed.
- (c) The scale, mass and height of the proposed houses would be over-dominant and intended solely to maximise the number of dwellings and developer profits.
- (d) Likely increased speed of/speeding traffic in Broadhurst and Nutmeg Court.
- (e) The proposed development is not acceptable or suitable with the current proposed vehicular access arrangements. The private access driveway for the site (Sorrel Close) is of one-way width and is not suitable for two-way traffic. The curve of Nutmeg Court also means that this is also effectively only suitable for one-way traffic. The Sorrel Close roadway is not designed for the level of traffic, including refuse, delivery and emergency vehicles, that would be associated with the proposed development.
- (f) The applicants' assessment of likely traffic generation for the proposed development is considered to significantly underestimate likely traffic volumes. Moreover, as previously existing, Briarwood did not generate much traffic as the use was an institutional residential use.
- (g) The Sorrel Close roadway is already in a poor state or repair due to damage caused by heavy vehicles associated with the demolition of the existing building and clearance of the site. It is not explained how, and by whom, the roadway would be repaired and maintained.
- (h) The proposed development would provide inadequate parking : the proposed new houses have potential to have more than the three-bedrooms indicated and, as such, to be even more deficient in on-site parking : 2 on-site spaces for each house is considered inadequate. Provision for visitor parking of just two spaces for the entire development is also inadequate;

- (i) No garages are provided for the proposed houses.
- (j) Existing on-street parking congestion problems in the area, particularly in Broadhurst, Nutmeg Court and Herbs End that would be likely to be exacerbated by overspill parking from the proposed development : residents and visitors to the vicinity already park on grass verges and pavements in the Estate. The private parking areas at the Broadhurst flats are already frequently subject to unauthorised parking to the inconvenience of residents - and this is thought likely to get worse as a result of the proposed development.
- (k) Existing problems with emergency vehicle, delivery lorries/vans and refuse lorry access to Nutmeg Court and other nearby congested areas within the Estate would be exacerbated;
- (l) No provision is made for the safety of pedestrians using Sorrel Close – it is part of an established pedestrian link within the Estate. Danger to pedestrians (particularly children) and persons with disabilities using Sorrel Close due to likely increased traffic and the lack of a pavement;
- (m) Parking on the grassed areas to the side of Sorrel Close is likely to occur. Combined with the likely creation of unofficial passing spaces using the grassed margins, the grassed areas would be damaged and turned to mud or dust and look unsightly – and be a danger to pedestrians. A way needs to be found to prevent mis-use of the grassed areas either side of the Sorrel Close roadway [*Officer Note: the Sorrel Close roadway and the public open space area to the west of the roadway (and to the south of the site) is land owned by Hart District Council. The grassed verge to the other (east ) side of roadway and also land to the east of the application site itself is owned by Rushmoor Borough Council. The Property sections of both Councils have been notified and made aware of the current planning application and the potential implications for land adjoining the proposed development in the ownership of the Councils*].
- (n) Concerns regarding the possibility of Nutmeg Court being the location where bins for the proposed development would be positioned on collection days to be emptied. The proposed bin collection point within the proposed development itself is considered to be redundant in this respect since refuse lorries would not be likely to drive along Sorrel Close to empty bins on site because it is a private roadway. Collection of bins for the proposed development from Nutmeg Court is considered unacceptable.
- (o) The proposed first-floor lounge windows of the proposed houses could give rise to loss of (or a perceived loss of) privacy due to overlooking of adjoining and nearby properties at Nos. 6 & 8 Thyme Court, 7 & 15 Juniper Road and 8 & 10 Herbs End;
- (p) The relationship of the proposed development (Units 4-7) with existing properties in Herbs End (Nos.8 & 10 mentioned) too close; and the proposed houses too tall and overbearing and would give rise to a loss of light and outlook (bathroom and kitchen windows at No.10 Herbs End specifically mentioned in this respect). Similarly, the proposed Plot 10 house is thought to be too close to nearby Thyme Court properties.
- (q) Inadequate details have been submitted for the boundary enclosures to be erected to the margins of the application site – there is concern that these could give the proposed development an inappropriate institutional appearance.
- (r) Loss of, or threat to, mature trees, including TPO trees. Unnecessary loss of wildlife habitat (birds and possibly bats mentioned) and greenery. Adverse impacts likely on trees and wildlife bordering the application site. The site itself was already cleared of trees and vegetation before the application was submitted. Proposed dwellings are thought to be located too close to trees and the three-storey height of the proposed houses could have adverse implications. There should be no further felling of existing trees and tree and foliage retention maximised. [*Officer Note: No trees located within the application site itself have been removed as a result of the site clearance : indeed,*

*what has been removed were garden shrubs not the subject of any protection and, as such, the site owner was within their rights to undertake this work. There is only one tree within the application site that is subject to TPO protection, which is a Scots Pine tree (part of Tree Group G6 of TPO No.408A) that remains intact].*

- (s) Some trees outside the application site are shown to be unnecessarily removed to make way for the proposed development even though they are located on adjoining land and belong to the owners of the adjoining land - in this case Rushmoor & Hart Councils. [*Officer Note: this is a private property matter for the applicants to seek to resolve with the owners of the trees concerned : nevertheless these comments appear to originate from the practice of Arboricultural Consultants to grade trees in their reports to include a category recommending felling for those trees that are not considered to be worthy of retention even though there is no need or intention for the developer to undertake such work].*
- (t) There is a need to improve local ecology and replacement tree planting is required.
- (u) Increased air pollution, disturbance, noise and pollution detrimental to health and the environment.
- (v) The proposed development should be modified to reduce the number of dwelling units, reduce the building heights to two-storeys only, revised external materials to be more appropriate to the estate, and increased on-site parking provision. Vehicular access to the proposed development should be formed from Herbs End instead – in this respect the existing impediment of a covenant should be explored further. Alternatively, Sorrel Close needs to be upgraded to be a seamless addition to Nutmeg Court that is provided with kerbed edging and a pavement. [*Officer Note: the Council must consider the proposals that have been submitted with the application. The Council cannot consider alternative proposals that may be preferred instead or, indeed, refuse permission because alternative developments of the site can be envisaged].*
- (w) Noise, disturbance, inconvenience, heavy vehicle traffic and activity, overspill parking in Nutmeg Court etc during the construction period [*Officer Note: it is Government guidance that the impacts of the construction period of a development cannot be taken into account in determining planning applications].*
- (x) Loss of property value [*Officer Note: this is not a matter that can be taken into account in considering a planning application];*

A representation has also been received from **Hampshire Swifts**. This is a charity devoted to the conservation of Swifts in Hampshire and part of a national network of Swift groups throughout the UK. It is requested that consent for the proposed development should include a requirement for multiple internal nest sites for Swifts. Hampshire Swifts strongly recommend the installation of at least 10 integral Swift bricks within the development – and that this is secured by the imposition of a planning condition.

### **Policy and determining issues**

The site is located within the built-up area of Farnborough. The site is not located within or near a Conservation Area and it does not contain a Listed Building or is near one.

Policies DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards) and DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), IN2 (Transport), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure – including Green Corridors), NE3 (Trees), NE4 (Biodiversity) and NE6-NE8 (Flood Risk and Drainage) of the adopted New Rushmoor Local Plan (2014-2032) are relevant to the consideration of the current application.

Also relevant is the Council's adopted Supplementary Planning Document (SPD) "Parking Standards" adopted in 2017. Since the SPD was subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to the requirements of this document. The advice contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) is also relevant.

In this context, the key determining issues are considered to be:-

1. The Principle of the proposals;
2. Visual Impact
3. Impact on trees;
4. Impact on Neighbours;
5. The Living Environment Provided;
6. Highways Considerations;
7. Impact on Wildlife;
8. Drainage Issues; and
9. Public Open Space.

## **Commentary**

### **1. Principle -**

The proposals seek to develop existing brownfield land within an established residential housing estate in the built-up area of Farnborough. The proposed development is seeking to re-use previously developed land, which, within reason, continues to be a clear objective of both Government planning guidance and current adopted local planning policy.

The current scheme proposes the provision of ten dwelling units. New Rushmoor Local Plan Policy LN2 requires 30% affordable housing on schemes of 11 or more dwelling units, subject to viability. However, since the scheme proposes fewer dwelling units than this threshold, the requirements of this policy do not apply in this case.

Given the previously developed nature of the land, the Council's Environmental Health Team request that intrusive site investigations are undertaken in accordance with the recommendations of the submitted Phase 1 Site Investigation Report. This can be required by imposition of the usual standard planning conditions.

In the circumstances, it is considered that the proposals are acceptable in principle (subject to all usual development control issues being satisfactorily resolved in detail), since the proposals are clearly in line with Government objectives and the Council's own adopted planning policies.

### **2. Visual Impact -**

The application site was left vacant, dilapidated and neglected for a considerable period of time and this has not had a positive impact on the character and appearance of its immediate surroundings, despite the site being, to an extent, screened and softened in views by distance and mature trees and other foliage. In any event, the site was previously occupied by a large building that also had its own impact upon the visual character and appearance of the area.

In this case, the vicinity of the application site has a mixed character, with a variety of conventional dwelling types, sizes, building-to-building separations, orientations and relationships and a variety of external materials. The site is not located within or near to a Conservation Area. It is Government planning guidance that, in assessing impact of proposed development upon the character and appearance of an area, this should be considered in the light of the impact upon the area as a whole. As a result, the existence of differences from neighbouring buildings in terms of such matters as building height, design, number of storeys and external finishing materials are not likely to be sufficient to identify material harm on the character and appearance of an area as a whole. Indeed, it is extremely rare for the character and appearance of an area to be narrowly defined by a particular building type, design, age, size, height and overall appearance : the character of most urban landscapes is usually defined by a more eclectic mixture of features and characteristics and, as such, there is room for variations in, for example, building design, scale, height and appearance. Furthermore, modern housing estates such as Barningly Park cover a large area and are, in a visual sense, compartmentalised into smaller areas : estate roads are typically curved and housing arranged into cul-de-sacs limiting the extent to which any particular locality can be seen from another. As in this case, housing is also interspersed with areas of public open space, trees and landscape planting. Views of the site from every direction would be relatively confined. It is therefore considered that it is impossible for one locality within an estate to be readily seen from other areas within the estate and, in any event, to such an extent as to have any conceivable material and adverse visual impact upon the character and appearance of the area as a whole.

Whilst undeniably of a relatively modern design and external appearance the proposed houses are considered to be entirely conventional and acceptable. Quality external materials would be used that are dominantly of traditional brick and slate. Given the variety of external materials used in the Estate, which includes examples of buff bricks, it is considered that the proposed development would make its own contribution to the existing variety found within the Estate.

The layout of the proposed development provides clear opportunities for quality landscape planting that could include native hedge planting of the site boundaries and other native planting. It is considered that details in this respect can be secured with the usual planning conditions.

Notwithstanding the objections raised, it is not considered that the proposed development would materially and harmfully affect the visual character and appearance of the area. Indeed, that the proposed development would be appropriately sympathetic to the already varied pattern and form of development of the area. It is therefore considered that the proposals are acceptable in visual terms.

### **3. Impact on Trees -**

A good number of the trees in the immediate vicinity of the application site are of significant stature and amenity value; and are located outside the boundaries of the site, mainly on the margins of the public open space to the north and south of the application site, where they provide partial screening of the site from the main areas of the public open space in which they are situated. In the case of the trees outside the site to the north (on land in the ownership of Rushmoor BC), there are some 13 trees, of which 12 (mainly Oaks, but also a Horse Chestnut and a Pine) form part of Tree Group 7 of Tree Preservation Order No.407. There is also a non-TPO Holly tree in this group of trees. Combined with a group of three

Leyland cypress trees situated just within the site boundary, all are shown to be retained.

With respect to trees located outside the application site to the south (on land in the ownership of Hart District Council), these comprise a total of 12 trees, of which 5 Scots Pines adjacent to Sorrel Close near the site access point (most of Tree Group G6) and an Oak tree (T33) of TPO No.408A. The final Scots Pine tree of Tree Group No.6 of TPO 408A is located just within the application site boundary near the access point and is the only TPO tree located within the application site. All of these trees are shown to be retained. A further 6 lesser trees are also located just within or outside of the south boundary of the application site. Although two of these tree are identified by the applicants' Arboricultural Consultant as being compromised and are recommended for removal, this action is not required to enable the proposed development to take place and such action would, in any event, require the consent of the landowner.

To the west side, adjoining Herbs End there is a non-TPO Cherry tree that is indicated to be retained. Similarly, there are two Yew trees indicated to be retained located beyond the east boundary of the site (land owned by Rushmoor BC) close to the existing site access. A pair of Rowan trees also located on land outside the application site (owned by Rushmoor BC) located between Sorrel Close and the rear boundary of No.91 Broadhurst are identified by the applicants' Arboricultural Consultant as being in decline and recommended for removal. However, this action is not required to enable the proposed development to take place and such action would, in any event, require the consent of Rushmoor BC.

Given the evident value of the adjacent trees it is considered that the proposed development has been designed to provide adequate separation from them. No protected trees are proposed to be removed as a result of the proposals. Although the applicants' Arboricultural Consultant considers that four lesser non-TPO trees should perhaps be removed, there is no necessity for this work to be done as a consequence of the proposed development and, in any event, the applicant does not own these trees. Arboricultural Impact Assessment & Tree Protection and Tree Survey Reports have been submitted with the application assessing both the condition/quality of the trees, but also setting out recommended tree protection measures to be observed for the duration of the construction phase of the proposed development.

The Council's Arboricultural Officer is satisfied that the existing trees to be retained would be adequately protected from harm during the construction period. Furthermore, whilst it can be a matter of concern that 'future resident pressure' may arise where existing trees are located adjoining or within proposed new house plots, whereby undue pressure may be brought to bear on the Council to allow inappropriate works to trees in the future, the Council's Arboricultural Officer also raises no objections to the proposals in this respect. Indeed, it is considered that the position and amenity space provision of the proposed house plots has been appropriately considered in the site layout design to ensure that no proposed house plot would be unduly and inappropriately impacted and dominated by trees and tree shading. Furthermore, the houses offer spacious internal accommodation. In the circumstances, it is not considered that any concern about future resident pressure is sufficient to justify the refusal of planning permission in this case. Subject to the imposition of conditions requiring the proposed tree protection measures be implemented in full and retained for the duration of the construction period of the proposed development, it is considered that the proposals are acceptable having regard to Policy NE3.

Overall, subject to imposition of standard tree protection conditions, it is not considered that the proposed development would materially and harmfully affect trees worthy of retention.

#### 4. Impact on neighbours -

The existing long-standing disuse of the application site, unresolved status, vandalism and other anti-social behaviour associated with the site, in addition to uncertainty about the future development and use of the site, have been matters of concern to local residents for a number of years.

A number of amenity concerns have been raised by objectors, predominantly in respect of loss of light and outlook; the potential for loss of privacy due to undue overlooking of adjoining and nearby residential properties in Thyme Court, Juniper Road, Herbs End; and also concerns about undue noise, disturbance, activity and pollution. Concerns are also raised by residents in Nutmeg Court about bin collections from the proposed development.

When considering impacts upon neighbours, the basic question for the Council to consider is whether or not the impacts of the proposed development on the residential amenities of neighbouring properties would be both materially *and* harmfully impacted in planning terms. The correct test in this respect is whether or not existing neighbouring properties would, as a result of the proposed development, maintain acceptable amenities to meet the needs of residential occupation. It is not the role of the Planning system to defend neighbours against the loss of any private views from their properties where these views are derived from over adjoining land not in their ownership. In terms of privacy concerns, a degree of mutual overlooking often exists between neighbours and this is considered both normal and acceptable. It is necessary for the Council to consider whether or not occupiers of neighbouring properties would be subjected to unacceptable undue overlooking rather than any overlooking at all. Overall, it is the role of the Planning system to consider and decide whether or not neighbouring and nearby residential properties would continue to possess an acceptable living environment for occupiers in planning terms as a result of a proposed development.

In this context, the impact of the proposed development upon the nearest and/or adjoining residential properties surrounding the application site are considered in the following paragraphs:-

Nos.6, 8, 10 & 12 Thyme Court : These four neighbouring properties have rear gardens enclosed by conventional 1.8 metre timber fencing backing onto the 6-metre wide grassed strip of land owned by the Council that separates them from the east side of the application site. As a consequence these properties would have a largely unobstructed view of the application site from the rear windows of their houses, certainly at first-floor level, but less so at ground floor level. In terms of the proposed development, the closest elements of the scheme would be Plot 10 (sited sideways-on to these neighbours) and the internal access roadway. The minimum building-building separation distance would be approximately 20 metres from the blank side elevation of the Plot 10 house and the rear elevation of No.10 Thyme Court. The projecting part of the side elevation of the Plot 9 house would be a further 12 metres distant, but also be a blank elevation. In order of further increasing building-building separation distances at increasingly oblique angles from the side wall of the Plot 10 house are Nos.8 Thyme Court (22 metres), 12 (25 metres) and 6 (28 metres). The front elevation of the Plot 1 house faces the access roadway near the site entrance and, as such, faces obliquely towards the rear of No.12 Thyme Court, but at a minimum separation of approximately 32 metres distant. The Plot 1 house is specifically designed such that the living room window is furthest offset and would have a separation distance of approximately 34 metres from the rear wall of No.12 and 20 metres from the rear fence boundary of this



neighbouring property with a pair of yew trees located between.

In the circumstances, whilst it is accepted that the proposed development would be visible from these neighbouring Thyme Court properties, the impact upon the occupiers would cause insufficient material planning harm to justify the refusal of planning permission. Indeed, a direct building-to-building separation distance of 20 metres with no intervening screening other than a conventional 1.8 metre boundary fence separating the garden areas is conventionally considered to maintain adequate mutual privacy between residential properties and, thereby, to be acceptable in planning terms.

No.4 Thyme Court and No.15 Juniper Road : These properties are separated from the north boundary of the application site by the intervening Rushmoor-owned area of public open space, albeit at its east end where it narrows down into a footpath link that runs between the private-drive serving No.4 and the side boundary of No.6 Thyme Court. These neighbouring properties are sited roughly parallel to the public open space boundary and share a rear garden boundary with each other. Although objection to the proposals has been raised by the occupier of No.15 Juniper Road, to date no comments have been received from the occupiers of No.4 Thyme Court. In this location, the side boundaries of these properties would be separated a minimum of approximately 32 metres (rear elevation of the Plot 10 house to the side boundary of No.4 Thyme Close) and 34 metres (rear elevation of Plot 9 house. Although the occupiers of No.7 Juniper Road have also objected raising overlooking concerns, this property is located even further distant from the proposed development. In all cases these neighbouring properties would also benefit from the significant screening effect of the mature TPO tree belt located on the public open space area adjoining the application site. It is considered that the relationship of the proposed development to these nearby residential properties is acceptable in planning terms.

Nos.8 & 10 Herbs End : Are a pair of semi-detached houses fronting the west side of Herbs End obliquely opposite the north-west corner of the application. The front elevations of these properties face the Rushmoor-owned public open space north of the application site and views of the application site are screened by the end of the TPO tree belt that adjoins the north side of the application site. A smaller area of public open space lays adjacent to the side of No.10 Herbs End, separated by a private drive that serves Nos.12-16 Herbs End further to the rear. Objection has been raised concerning the proximity of Plots 4-7 of the proposed development to No.8 & 10 Herbs End although it is the rear of the Plot 7 house that is the closest : the building-building separation distance is approximately 27 metres between the nearest front corner of No.10 and the nearest corner of the Plot 7 house. The windows of the Plot 7 house are also orientated such that they would not face directly towards No.10 and, indeed, designed to look towards the adjoining public open space. Given the design of the proposed scheme combined with the retained TPO tree screen it is considered that the relationship of the proposed development with Nos.8 & 10 Herbs End would be acceptable.

Nos.18 & 26 Herbs End : Occupiers of neither of these nearby residential properties have made representations in respect of the planning application to date. These properties are a pair of back-to-back houses that are sited sideways-on to the Herbs End road frontage opposite the south-west corner of the application site. In this location, No.18 is angled to face towards the smaller area of public open space located between Nos.10-16 and 18-24 Herbs End. With the exception of a small first-floor bathroom or toilet window in the side elevation facing the road, this property does not have any significant view towards the application. Similarly, No.26 Herbs End has no view towards the application site, with its front elevation facing south down Herbs End towards the cul-de-sac end. The nearest element of the proposed development in respect of these neighbouring properties would be the Plot 4

house, which would be separated a minimum building-building distance of 23 metres. It is not considered that the relationship of the proposed development with these nearby neighbouring properties would be undue.

No.91 Broadmead : This detached property is located backing onto the Rushmoor-owned grass verge adjoining the east side of the Sorrel Close roadway near the entrance into the application site at the south-east corner. The rear garden of this property is enclosed with conventional timber fencing. In this location the nearest elements of the proposed development would be the internal access roadway, with the Plot 1 house beyond. The closest building-building separation distance between the front elevation of the Plot 1 house and the rear elevation of No.91 would be approximately 32 metres at an oblique angle. On this basis it is considered that the relationship with this neighbouring property would be acceptable.

Specific concerns have been raised concerning the possible loss of some smaller trees located outside the application site to the rear of No.91. However, as has been commented previously in this report, there is no need for these trees to be removed to enable the proposed development to proceed and such works would necessitate the agreement of Rushmoor BC as landowner.

Nos.1, 2 & 3 Nutmeg Court : Although these properties are located some distance from the proposed development [the corner of the Plot 1 house is separated in excess of 35 metres from the nearest corner of the house at No.3 Nutmeg Court at a very oblique angle] they front the sole vehicular access route to the development site. Sorrel Close runs from the adopted highway turning head at Nutmeg Court adjacent to the side of No.3 Nutmeg Court. However it is not considered that the proposed development would give rise to a volume of traffic materially different to that which could have arisen with the site in its former institutional use. Furthermore, a private drive access serving a residential development of the size proposed is not an unusual arrangement within housing developments nationwide. In the circumstances, whilst occupiers of Nos.1, 2 & 3 Nutmeg Court would be impacted by the proposed development, this is not considered to be to the extent that would justify the refusal of planning permission.

Concern has also been specifically raised about the prospect of the refuse and recycling bins from the development being emptied into the refuse lorry in the vicinity of the Nutmeg Court turning head instead of this activity taking place within the proposed development itself. However it would be usual for refuse lorry collections to take place from the nearest adopted public highway.

Due to a combination of the design, degree of separation and the orientation of the proposed new houses relative to neighbours it is considered that the proposals would provide acceptable relationships with all adjoining neighbours having regard to outlook, sunlighting/daylighting and privacy considerations. It is not considered that any other property in the vicinity not specifically mentioned above would be materially and adversely impacted by the proposed development having regard to residential amenity considerations.

Concerns have also been expressed by objectors about the possibility of generally increased noise, disturbance and pollution arising from the proposed residential development. However it is considered that the type and nature of activity resulting from the proposed development would be conventional and typical of that which occurs in residential cul-de-sacs. In the circumstances, whilst it is appreciated that the proposals would result in change for existing residents, the resulting activity would neither be undue nor unacceptable in planning terms. It

is considered that objectors' concerns in this respect would be insufficient justification for the refusal of planning permission.

In conclusion it is considered that the proposed development would have an acceptable impact upon neighbours.

Given the cul-de-sac location of the application site it is considered appropriate that a condition be imposed to require submission of a Construction Management Plan to set out the measures to be employed during the construction phase to minimise noise, vibration, dust and other emissions to, as far as practicable, limit impacts upon the amenity of neighbours. Likewise, the parking and traffic generation impacts of the construction and fitting-out periods of the development. Although planning applications cannot be refused on account of the likely construction phase impacts, it is considered reasonable to require the submission of details of construction management measures given the scale of the development and the clear potential for this to give rise to nuisance and inconvenience to neighbours.

## **5. The living environment created -**

The proposed houses would provide accommodation meeting the Government minimum internal floorspace standards appropriate for their level of occupancy. The proposed development is also able to provide on-site amenity space for residents in the form of private rear gardens exceeding the requirements of New Local Plan Policy DE3.

The internal layout of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is a matter for prospective purchasers/occupiers to decide whether they choose to live in the proposed development. Nevertheless, it is considered that the living environment created would be acceptable.

## **6. Highways considerations -**

It is current Government guidance that denying planning permissions on highways grounds is only justified and appropriate where it is demonstrated to give rise to **'severe'** harm to the safety and/or convenience of highway users. It is not sufficient to merely identify concern about a highway matter. Furthermore, clear evidence of wider highway harm(s) being caused with severe impact(s) must be identified. As a consequence, refusal on highway grounds is required to exceed a high threshold. Furthermore, it is long-standing Government guidance that it is neither appropriate nor reasonable for developers to be required to resolve existing highway problems in the vicinity of their site in order to secure planning permission that they are neither responsible for, nor would materially exacerbate.

The proposed development would utilise the existing vehicular access to/from Nutmeg Court via Sorrel Close. The applicants benefit from a long-standing legal right of way to use Sorrel Close. The roadway itself is land owned by Hart District Council; and the land to either side is owned by either Hart District or Rushmoor Borough Councils, whom could take measures to prevent misuse of, or damage to, the grassed verges were this to occur. The issue of the repair and maintenance of the Sorrel Close roadway is a private property matter to be resolved, if necessary, between the developer and the landowner.

Sorrel Close would, as now, be a private shared surface driveway where pedestrians are not segregated from vehicular traffic. This is an arrangement that encourages slow incoming and

outgoing traffic speeds and is a conventional feature of many small infill residential developments (such as the current proposals) nationwide. Shared surfaces do not need to be wide enough for two-way traffic; and there is good visibility along the driveway and ample turning space provided on-site for passing manoeuvres to take place. It is considered to be of an acceptable width and overall standard to serve the proposed development. The overall arrangement and position of parking internally within the development is considered to be acceptable.

Although concerns have been raised by objectors about additional traffic arising as a result of the proposed development, it is not considered that this would be materially different from the level of traffic that could have arisen from the former institutional use of the site. In this respect the property was not used particularly intensively during its final years of use as the institutional use was wound down. It is considered that it is legitimate for the applicants' Transport Statement to consider the implications of the potential traffic generation that could typically arise from an institutional use of the type and scale that could have previously existed on this site in assessing the impact of the proposed new development.

Possible excess traffic speeds in Broadhurst and Nutmeg Court are a further concern that has been raised by objectors. However, it is considered inappropriate to withhold planning permission on the basis of motorist behaviour that would, if it were possible, be reckless and potentially illegal and subject to law enforcement.

The Highway Authority (Hampshire County Council) has raised no objections to the proposed development on the grounds of traffic generation and any the capacity of Sorrel Close and Nutmeg Court to serve the traffic associated with the proposed development. Additionally, no concerns are expressed about the safety or capacity of the junction of Nutmeg Court with Broadhurst. The sightlines and junction arrangement there are considered to be conventional and acceptable.

Notwithstanding the objections raised concerning the adequacy of the proposed parking provision, the proposed development makes provision for on-site parking comprising two parking spaces for each of the proposed 3-bedroom houses; plus a further two unallocated parking spaces would also be provided within the development for visitors. Cycle parking is shown to be provided by sheds with each of the proposed house plots. The proposals thereby meet the Council's adopted parking standards in full and, as such, the proposed development makes appropriate and acceptable provision for parking on-site to support itself.

All of the proposed house plots are shown to be provided with adequate space for the storage of refuse/recycling bins and this can be secured and retained with the imposition of the usual planning condition. Whilst objectors consider the proposed bin collection arrangements to be unacceptable, the proposed arrangements are conventional and no objections are raised by the Council's Operations Manager (Domestic Bin Collection).

No Transport Contribution can currently be justified in this case because the proposed development is too small to justify seeking such a contribution.

It is considered that the proposals are acceptable in highways terms.

## 7. Impact Upon Wildlife –

### Special Protection Area.

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

### HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations.

The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2019)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application

provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 10 net new residential units within the Farnborough urban area. As such, the proposed development is located within the 5km zone of influence of the SPA but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

#### Appropriate Assessment under Regulation 63(1) of the Habitats Regulations.

If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2020), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in 2020. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy CP13 and the AMS applicants must:-

- (a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- (b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this case the applicants have provided written evidence that they have acquired SANGS capacity from the Hart District Council Bramshot Farm SANGS scheme sufficient for the 10 new dwelling units proposed, costing the applicants £101,114.70 that has already been paid to Hart DC. Furthermore, the applicants are also seeking to provide a financial contribution of £7,110.00 towards SAMMS by way of a s106 planning obligation submitted to Rushmoor BC, on implementation of the proposed development.

#### Conclusions of Appropriate Assessment.

On this basis, the Council are satisfied that, subject to the receipt of a satisfactory completed s106 Planning Obligation, the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly it is considered that planning permission can be granted for the proposed development on SPA grounds.

#### Site Specific Protected Species.

According to the submitted Ecological Impact Assessment, the application property has limited potential to host roosting bats and other protected wildlife species. Indeed, the most likely potential for wildlife interest arises from the tree belts that are located adjoining the site to the north and south on land in separate ownership. It is not considered that the proposed development would have any material and harmful impact on this. In any event, should the developer encounter protected wildlife species on site during the course of implementing the proposed development they are entirely separately obliged to observe the requirements of the Wildlife & Countryside Act 1999.

#### Biodiversity.

In addition to Policy NE4, Local Plan Policy NE2 (Green Infrastructure) requires that development provides green infrastructure features within the development and maximises opportunities for improvement to the green infrastructure network, including restoration of fragmented parts of the network. This approach is also supported by the NPPF. In this respect, development proposals should seek to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features, including measures that help to link key habitats. Given the existing limited biodiversity potential of the site itself, but its position adjoining public open space and mature trees, it is considered that there is clear potential to provide proportionate biodiversity gain even with relatively modest, but eminently achievable, works within the site itself.

In the circumstances, it is considered appropriate that a condition be imposed to require the developer to submit details of, and implement and retain, biodiversity enhancements as part of the development to meet the requirements of New Rushmoor Local Plan Policy NE4. This could include, for example, the provision of some nesting boxes for birds. It is also considered appropriate to add an informative to remind the developer of the requirements of the Wildlife & Countryside Act with respect to any protected wildlife species that may be encountered on site notwithstanding the results of the various surveys already undertaken.

## **8. Surface Water Drainage -**

Adopted Local Plan Policy NE8 (Sustainable Drainage Systems) requires that developments include the implementation of integrated and maintainable Sustainable Urban Drainage Systems (SUDS) in all flood zones for both brownfield and greenfield sites. The site is located on land at lowest risk of flooding. A Flood Risk Assessment and Drainage Statement Report has been submitted with the application that considers how to incorporate SUDS having regard to the need to protect the rooting areas of trees to be retained. Indeed, constructing soakaways within the rooting areas would not be appropriate. The applicants indicate that a SUDS soakaway system could be incorporated into the development to deal with surface water drainage on site that would be located under the parking spaces and roadway within the development. Or, alternatively, that surface water storage could be disposed of at an appropriate controlled low rate into the existing public sewers.

The Lead Local Flood Authority (Hampshire County Council) (LLFA) has considered the applicants' submissions in this respect and notes that infiltration testing would need to be undertaken to establish whether or not adequate soakaway disposal is feasible and appropriate. Nevertheless, it is considered that the controlled discharge off-site disposal solution offers a viable alternative should soakaways not work. In the circumstances the LLFA raises no objections subject to the imposition of a condition to require details to be submitted of the surface water drainage solution to be adopted for the site. Subject to the imposition of the requested condition to require the submission of details in this respect, it is considered that the requirements of adopted Rushmoor Local Plan Policies NE6-8 would be met.

## **9. Public open space -**

Policy DE6 of the New Rushmoor Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting.

This is a circumstance where a contribution [in this case £22,000.00 towards the off-site provision of public open space comprising: Play area refurbishment/renewal at either Pinewood Park or Pyestock Crescent Playground] secured with a s106 Planning Obligation would be appropriate. Subject to the applicant satisfactorily completing and submitting the s106 Obligation in this respect, the proposal is considered to be acceptable having regard to the requirements of adopted Rushmoor Local Plan Policy DE6.



## Conclusions -

Notwithstanding the objections raised in the representations received, the proposals are considered acceptable in principle; would have no material and harmful impact upon the visual character and appearance of the area as a whole; have no material and adverse impact on neighbours; would provide an acceptable living environment; and are acceptable in highway terms. Having regard to the contribution already made towards the Bramshot Farm SPA mitigation scheme and the Strategic Access Management Measurement contribution to be secured by the s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. Subject to the Public Open Space contribution being secured by the s106 Planning Obligation the proposals would satisfactorily address the requirements of adopted Rushmoor Local Plan Policy DE6. It is not considered that the site harbours any significant protected wildlife, nevertheless appropriate biodiversity gain can be secured as a result of the development. The proposals are thereby considered acceptable having regard to Policies DE1, DE2, DE3, DE6, IN2, NE1, NE3, NE4 and NE6-8 of the adopted Rushmoor Local Plan (2014-2032).

## Full Recommendation

It is recommended that **subject** to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 30 April 2021 to secure the SAMMs SPA and Public Open Space contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 30 April 2021, the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; and does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6.

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

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended November 2017 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and details – L01 REV.A; PP 0010 REV.B; PE 0010; PE 0011; PE 0009; PE 0012; PE 0013; PE 0014; PP 0031 REV.A; PP 0032 REV.A; PP 0033 REV.A; PP 0034 REV.A; PP 0011 REV.B; Design & Access Statement; Ecological Impact Assessment; Flood Risk Assessment & Drainage Statement; Planning, Design & Access Statement; Transport Statement; Tree Survey Report;

Phase 1 Site Investigation; and Arboricultural Impact Assessment & Tree Protection Report

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

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

External walls;  
Roofing materials;  
Window frames;  
Rainwater Goods; and  
Ground Surfacing Materials

Reason - To ensure satisfactory external appearance. \*

4. 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.

5. Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure for the boundaries of the overall site and between adjoining plots within the development hereby approved shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved prior to the first occupation of the new dwellings hereby permitted.

Reason - To safeguard the amenities of neighbouring property. \*

6. The development hereby permitted shall not be occupied until the parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development as allocated on the approved plans. Thereafter these parking facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car parking. \*

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

Reason - In the interests of visual amenity.

8. Prior to first occupation of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the arrangements to be made for the delivery of all building and other materials to the site;
- (c) the provision to be made for any storage of building and other materials on site;
- (d) measures to prevent mud from being deposited on the highway;
- (e) the programme for construction; and
- (f) the protective hoarding/enclosure of the site.

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

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

11. No construction works pursuant to this permission shall take place until a detailed surface water drainage scheme for the site, based on the principles within the Proposed Drainage Strategy ref: 4307-BRIA-ICS-XX-RP-C-07.001, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

- a. A technical summary highlighting any changes to the design from that within the Flood Risk Assessment hereby approved.
- b. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed.
- c. Detailed drainage layout drawings at an identified scale indicating catchment areas, referenced drainage features, manhole cover and invert levels and pipe diameters, lengths and gradients.

- d. Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manholes schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same reference that the submitted drainage layout.

Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include:-

- a. Maintenance schedules for each drainage feature type and ownership.
- b. Details of protection measures.

The condition of the existing sewer that will take surface water from the development site should be investigated before any connection is made. If necessary, improvement to its condition as reparation, remediation, restitution and replacement should be undertaken. Evidence that the Asset Owner has agreed to the proposed connection and discharge rate should be submitted to the Local Planning Authority before any such connection is made.

Such details as may be approved shall be implemented in full prior to the first occupation of the new building and retained in perpetuity.

Reason - To reflect the objectives of Policy NE8 of the New Rushmoor Local Plan (2014-2032). \*

12. No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -
  - i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
  - ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
  - iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

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

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

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

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

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

14. Prior to occupation of any part of the development hereby approved, the refuse bin and cycle storage for each individual house plot and communal bin collection area as shown on the plans hereby approved shall be provided in full and retained thereafter at all times.

Reason - In the interests of visual amenity and highway safety.

15. No works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the Venners Arboriculture Arboricultural Impact Assessment & Tree Protection Report hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.

16. No works consisting of foundations and services (pipes drains cables etc) shall start until a construction method statement detailing how impact on the roots of trees identified for retention will be avoided, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out strictly in accordance with the method statement so approved.

Reason - To ensure the amenity value of the trees shrubs and landscaped areas is maintained. \*

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D and E of Part 1; and Class L of Part 3; of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

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

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the first-floor elevations and roofs of the new development hereby permitted without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties.

19. No works of construction of the buildings hereby approved shall start until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

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

20. The development hereby approved shall not be occupied until measures to protect buildings (and garden areas) from railway noise have been implemented in accordance with a detailed scheme to include the acoustic fence shown on the plans hereby approved, together with full details of acoustic double glazing and acoustic ventilation as described in the Noise Impact Assessment report submitted with the application, that has been first submitted to and approved in writing by the Local Planning Authority.

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

21. The development hereby approved shall not be occupied until a biodiversity enhancement plan and a pro-forma checklist clearly setting out the steps required to implement these enhancements has been submitted to, and approved by, the Local Planning Authority.

Note: the enhancement plan and checklist should be based on the recommendations in the various wildlife reports submitted in support of the application, presenting them in a clear and concise format suitable for use during construction site project management.

No dwelling shall be occupied until the checklist approved under this condition has been completed, signed off by the project ecologist / wildlife consultant and approved in writing by the Local Planning Authority.

Reason: to protect and enhance biodiversity in accordance with Policy NE4 of the New Rushmoor Local Plan (2014-2032) and para 175 of the NPPF. \*

## INFORMATIVES

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

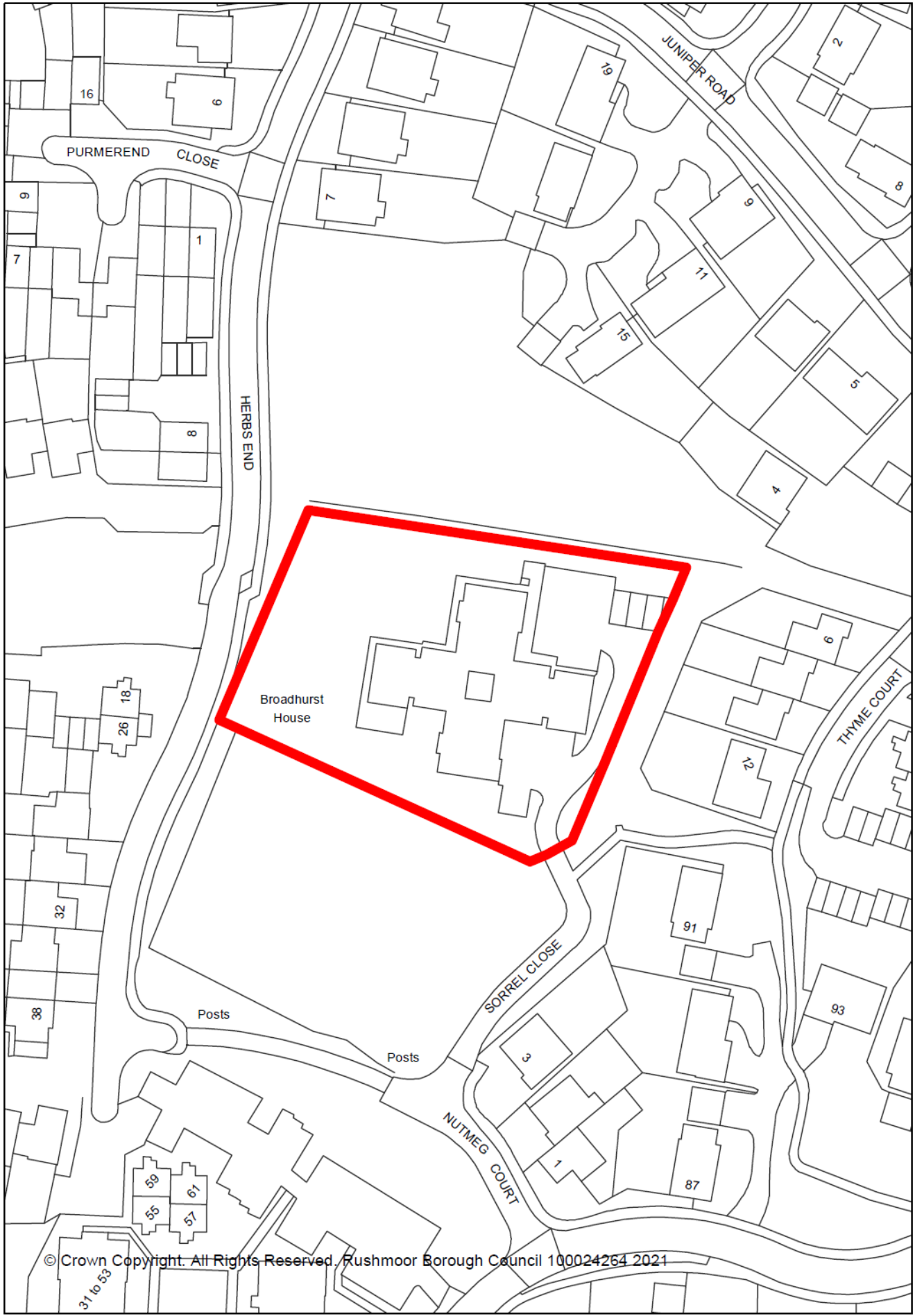
The proposals are considered acceptable in principle; would have no material and harmful impact upon the visual character and appearance of the area as a whole; have no material and adverse impact on neighbours; would provide an acceptable living environment; and are acceptable in highway terms. Having regard to the contribution already made towards the Bramshot Farm SPA mitigation scheme and the Strategic Access Management Measurement contribution to be secured by the s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. Subject to the Public Open Space contribution being secured by the s106 Planning Obligation the proposals would satisfactorily address the requirements of adopted Rushmoor Local Plan Policy DE6. It is not considered that the site harbors any significant protected wildlife, nevertheless appropriate biodiversity gain can be secured as a result of the development. The proposals are thereby considered acceptable having regard to Policies DE1, DE2, DE3, DE6, IN2, NE1, NE3, NE4 and NE6-8 of the adopted Rushmoor Local Plan (2014-2032).

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

- 2 **INFORMATIVE -** This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 3 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked \*. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 **INFORMATIVE -** The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
- a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 **INFORMATIVE -** The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
- 1) provided prior to the occupation of the properties;
  - 2) compatible with the Council's collection vehicles, colour scheme and specifications;

- 3) appropriate for the number of occupants they serve;
  - 4) fit into the development's bin storage facilities.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 7 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.
- 8 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 9 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 10 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 11 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.



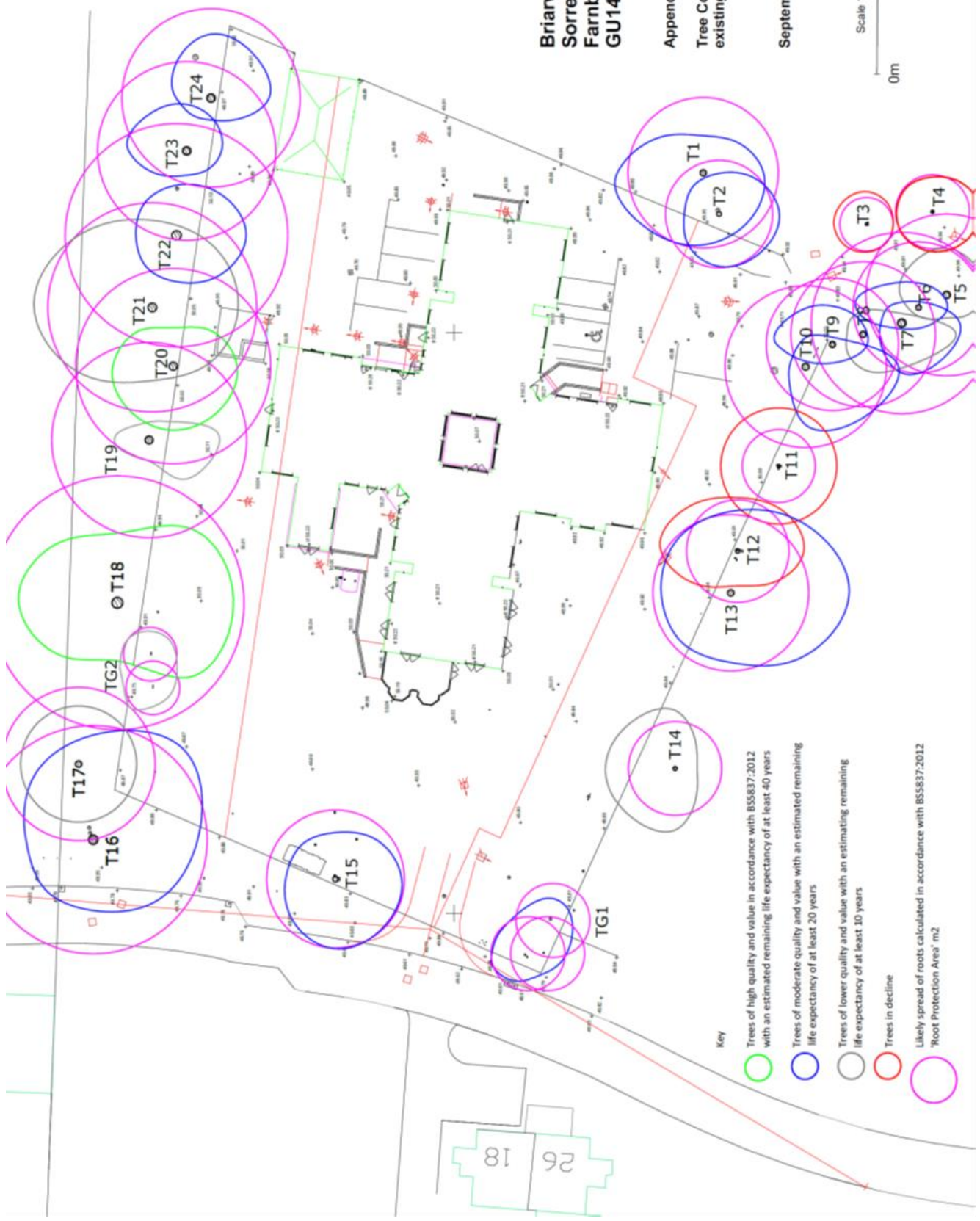


**Briarwood  
 Sorrels Close  
 Farnborough  
 GU14 9XW**

**Appendix 1  
 Tree Constraints on the  
 existing layout**

**September 2020**

Scale 1:200 on A2  
 0m 15m



- Key**
- Trees of high quality and value in accordance with BS5837:2012 with an estimated remaining life expectancy of at least 40 years
  - Trees of moderate quality and value with an estimated remaining life expectancy of at least 20 years
  - Trees of lower quality and value with an estimated remaining life expectancy of at least 10 years
  - Trees in decline
  - Likely spread of roots calculated in accordance with BS5837:2012 'Root Protection Area' m.2



1:1000  
 0 5 10  
 METRES

APPROXIMATE SCALE  
 ACCORDING TO SURVEY DATA

PLOT NO.	TYPE	AREA (sqm)	STATUS
1	TYPE A (V1)	1,000	EXISTING
2	TYPE A (V1)	1,000	EXISTING
3	TYPE A (V1)	1,000	EXISTING
4	TYPE A (V1)	1,000	EXISTING
5	TYPE A (V1)	1,000	EXISTING
6	TYPE A (V1)	1,000	EXISTING
7	TYPE A (V1)	1,000	EXISTING
8	TYPE A (V1)	1,000	EXISTING
9	TYPE A (V1)	1,000	EXISTING
10	TYPE A (V1)	1,000	EXISTING
11	TYPE A (V1)	1,000	EXISTING
12	TYPE A (V1)	1,000	EXISTING
13	TYPE A (V1)	1,000	EXISTING
14	TYPE A (V1)	1,000	EXISTING
15	TYPE A (V1)	1,000	EXISTING
16	TYPE A (V1)	1,000	EXISTING
17	TYPE A (V1)	1,000	EXISTING
18	TYPE A (V1)	1,000	EXISTING
19	TYPE A (V1)	1,000	EXISTING
20	TYPE A (V1)	1,000	EXISTING
21	TYPE A (V1)	1,000	EXISTING
22	TYPE A (V1)	1,000	EXISTING
23	TYPE A (V1)	1,000	EXISTING
24	TYPE A (V1)	1,000	EXISTING
25	TYPE A (V1)	1,000	EXISTING
26	TYPE A (V1)	1,000	EXISTING
27	TYPE A (V1)	1,000	EXISTING
28	TYPE A (V1)	1,000	EXISTING
29	TYPE A (V1)	1,000	EXISTING
30	TYPE A (V1)	1,000	EXISTING
31	TYPE A (V1)	1,000	EXISTING
32	TYPE A (V1)	1,000	EXISTING
33	TYPE A (V1)	1,000	EXISTING
34	TYPE A (V1)	1,000	EXISTING
35	TYPE A (V1)	1,000	EXISTING
36	TYPE A (V1)	1,000	EXISTING
37	TYPE A (V1)	1,000	EXISTING
38	TYPE A (V1)	1,000	EXISTING
39	TYPE A (V1)	1,000	EXISTING
40	TYPE A (V1)	1,000	EXISTING
41	TYPE A (V1)	1,000	EXISTING
42	TYPE A (V1)	1,000	EXISTING
43	TYPE A (V1)	1,000	EXISTING
44	TYPE A (V1)	1,000	EXISTING
45	TYPE A (V1)	1,000	EXISTING
46	TYPE A (V1)	1,000	EXISTING
47	TYPE A (V1)	1,000	EXISTING
48	TYPE A (V1)	1,000	EXISTING
49	TYPE A (V1)	1,000	EXISTING
50	TYPE A (V1)	1,000	EXISTING

**Key Plot**

- Existing trees
- Proposed vegetation
- Roof Protection Area (RPA)
- Tree to be removed

Notes: All trees to be removed shall be replaced by new trees of similar or better quality.

1:1000  
 0 5 10  
 METRES

APPROXIMATE SCALE  
 ACCORDING TO SURVEY DATA

PLANNING  
 BRANWOOD, SORREL CLOSE,  
 FARNBOROUGH, GU14 9WV

PROPOSED SITE PLAN  
 M1 MANAGEMENT LTD  
 05/10/20 IG 1:200 @ A2

20036 - PP0011 - B

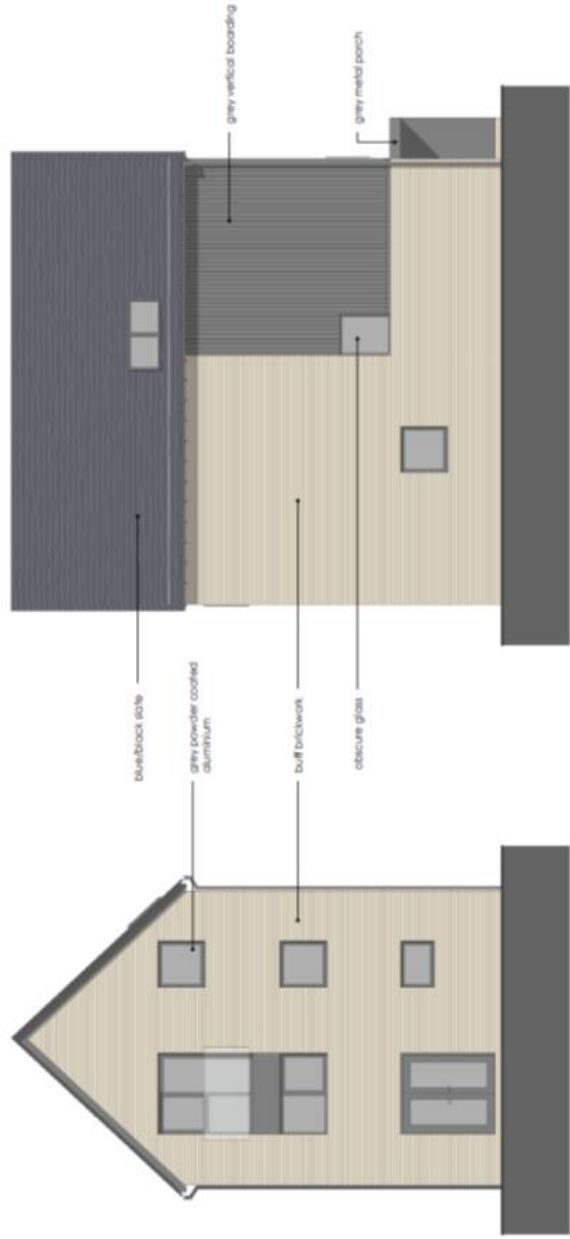
Anderson Orr Architects

Anderson Orr Architects





PLOT 2, 4, 5 & 9 (PLOT 6 handed)



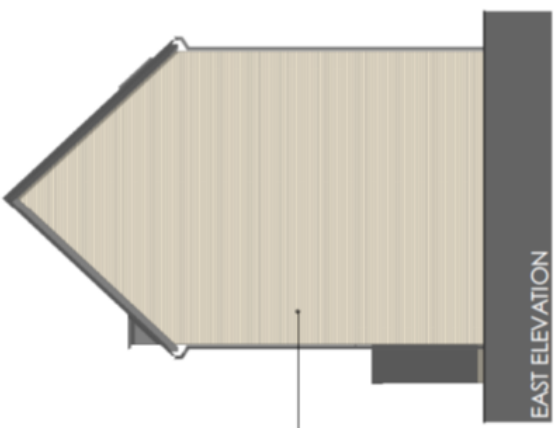
revision date description  
status  
**PLANNING**  
project title  
BRUARWOOD, SORREL CLOSE,  
FARNBOROUGH, GU14 9XW  
client  
PROPOSED ELEVATIONS TYPE B  
drawn  
05/10/20 IG 1:100  
scale of plot  
20036 - PE0011 -  
The Mills, 20 Church Road, Wexley, Oxford, OX3 1JZ  
01845 21926 | info@andersonorr.com | www.andersonorr.com

**Anderson Orr**  
Architects





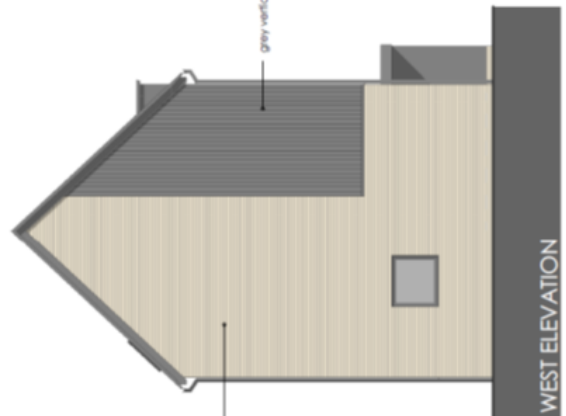
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



NOTE:  
FOR USE INTENSE NAME LOCATIONS ONLY. COPYRIGHT RESERVED.

revision date description

01/10/20

IG

1:100

20036 - PE0012 -

20036 - PE0012 -

20036 - PE0012 -

20036 - PE0012 -

20036 - PE0012 -

20036 - PE0012 -

# PLANNING

PROJECT THE  
BRIARWOOD, SORREL CLOSE,  
FARNBOROUGH, GU14 9XW

CLIENT THE  
ELEVATIONS PLOT 10 TYPE C (V1)

DATE 05/10/20

SCALE 1:100

PROJECT NO. 20036 - PE0012 -

THE STUDIO, 70 Church Road, Witley, Oxford, OX12 8BQ  
01235 53936 | info@andersonorr.com | www.andersonorr.com

**Anderson Orr**  
Architects



NOTE:

FOR USE IN PITCHES NAMED LOCATIONS ONLY. COPYRIGHT RESERVED.

**FLOOR AREA (approx.)**

Ground floor - 52.6sqm/566 sqft  
 First floor - 52.6sqm/566 sqft  
 Second floor - 52.6sqm/566 sqft  
 TOTAL - 157.8sqm/1708 sqft



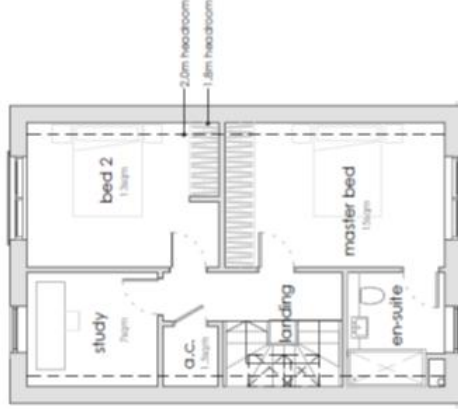
**Ground Floor**

Plots 2, 4, 5 & 9 (Plot 6 handed)



**First Floor**

Plots 2, 4, 5 & 9 (Plot 6 handed)



**Second Floor**

Plots 2, 4, 5 & 9 (Plot 6 handed)

A 11/01/21 Storage floor area added  
 revision 03/06 description

**PLANNING**

address  
 BRIARWOOD, SORREL CLOSE,  
 FARNBOROUGH, GU14 9XW

revision  
 FLOOR PLANS - TYPE B

date  
 05/10/20 IG 1:100

drawn by  
 J. Anderson

**20036 - PP0031 - A**

The Studio, 79 Church Road, Woodley, Oxford, OX3 1LZ  
 01865 579236 | andersonorr.com | www.andersonorr.com

**Anderson Orr**  
 Architects



FOR USE IN PRACTICE AND FOR ARCHITECTS' CONSULTANTS

**FLOOR AREA (approx.)**

Ground Floor - 52.8sqm/566 sqft  
 First Floor - 52.6sqm/566 sqft  
 Second Floor - 52.8sqm/566 sqft  
**TOTAL - 157.8sqm/1698 sqft**



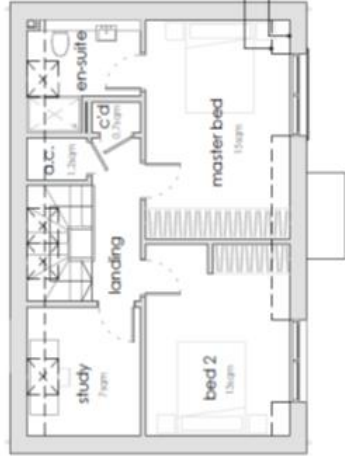
Ground Floor

Plot 10



First Floor

Plot 10



Second Floor

Plot 10

A 15/01/21 Storage floor area added  
 revision date description

date

**PLANNING**

client: The  
 BRIARWOOD, SORREL CLOSE,  
 FARNBOROUGH, GU14 9XW

drawn by: The  
 FLOOR PLANS - PLOT 10 TYPE C (V1)

date: 05/10/20  
 scale: A3  
 IG 1:100

file name: plot10

**20036 - PP0032 - A**

The Studio 10 Church Road, Worsley, Oldham, OL3 1JZ  
 0161 624 995 | info@andersonorr.com | www.andersonorr.com

**Anderson Orr**  
 Architects









## Section D

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

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

---

Application No	18/00601/CONDPP	Ward: Wellington
Applicant:	Ms Nina Smirnova	
Decision:	<b>Permission Granted</b>	
Decision Date:	10 March 2021	
Proposal:	Submission of details in respect of Corunna Zone B (Parcels B3 & B4) part pursuant to condition 13 (surface water drainage), condition 14 (contamination remediation strategy) and condition 19 (ground levels) of hybrid outline planning permission 12/00958/OUT dated 10th March 2014. (AMENDED DRAINAGE DOCUMENTS)	
Address	<b>Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot Hampshire</b>	

---

---

Application No	20/00547/CONDPP	Ward: West Heath
Applicant:	MR T Elliot	
Decision:	<b>Conditions details approved</b>	
Decision Date:	01 April 2021	
Proposal:	Submission of details pursuant to Condition 3 - external materials, Condition 4 - surfacing materials, Condition 5 - Details of all boundary fencing, Condition 6 - Sustainable Drainage design and Condition 7 - Landscaping Strategy of planning permission 19/00057/FUL dated 18 October 2019 for erection of dwellinghouse	
Address	<b>1 Romaine Close Farnborough Hampshire GU14 8PB</b>	

---

---

Application No 20/00740/FULPP Ward: St John's  
Applicant: Mrs Carole Morrison  
Decision: **Permission Granted**  
Decision Date: 29 March 2021  
Proposal: External alterations and conversion of existing swimming pool room into habitable annex  
Address **102 Fleet Road Farnborough Hampshire GU14 9RG**

---

---

Application No 20/00805/COND Ward: Wellington  
Applicant: Jarrod Spencer  
Decision: **Permission Granted**  
Decision Date: 26 March 2021  
Proposal: Submission of details (All phases) part pursuant (Stonework) to condition 10 (External Brickwork and Stonework) of listed building consent application 15/00930/LBC2PP dated 18th October 2016  
Address **Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot Hampshire**

---

---

Application No 20/00807/COND Ward: Wellington  
Applicant: JARROD SPENCER  
Decision: **Permission Granted**  
Decision Date: 26 March 2021  
Proposal: Submission of details pursuant to condition 5 (Stone and Brick Cleaning and Repointing) of listed building consent application 20/00068/REV dated 12/06/2020.  
Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire**

---

---

Application No 20/00808/CONDPP Ward: Wellington

Applicant: JARROD SPENCER

Decision: **Permission Granted**

Decision Date: 23 March 2021

Proposal: Submission of details pursuant to condition 4 (Details of Internal and External Works) of listed building consent application 20/00068/REV dated 12/06/2020.

Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire**

---

---

Application No 20/00810/LBC2 Ward: Wellington

Applicant: Mr Jarrod Spencer

Decision: **Permission Granted**

Decision Date: 12 March 2021

Proposal: LISTED BUILDING CONSENT: Demolition of existing external wall and replacement with metal railings and brick piers, including alterations to existing retaining wall.

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

---

---

Application No 20/00900/ADVPP Ward: Wellington

Applicant: Mr Jarrod Spencer

Decision: **Permission Granted**

Decision Date: 29 March 2021

Proposal: Display of 9no. Flags, 1no. Fascia Sign, 8no. Totem/Stack Signs (2no. Illuminated) and 1no. small swing sign, within Cambridge Military Hospital Development Zone C and McGrigor Zone D. Display of 1no. totem sign, 2no. V signs and 4no. flags on Queens Avenue in connection with temporary sales office and show homes.

Address **Cambridge Military Hospital And Land Adj. Queens Avenue Hospital Road Wellesley Aldershot Hampshire GU11 2AN**

---

---

Application No 21/00016/FULPP Ward: St Mark's

Applicant: Ms D Bainbridge

Decision: **Permission Granted**

Decision Date: 09 March 2021

Proposal: Conversion of garage into habitable accommodation

Address **37 Reading Road Farnborough Hampshire GU14 6UG**

---

---

Application No 21/00018/FULPP Ward: Manor Park

Applicant: Mr And Mrs M GREEN

Decision: **Permission Granted**

Decision Date: 10 March 2021

Proposal: Conversion of roof-space to form habitable accommodation, to include a hip-to-gable roof extension, rear dormer window, and front velux roof-lights

Address **27 Jubilee Road Aldershot Hampshire GU11 3QE**

---

---

Application No 21/00029/FULPP Ward: Knellwood

Applicant: Mr And Mrs Stratford

Decision: **Permission Granted**

Decision Date: 08 March 2021

Proposal: Demolition of detached garage, erection of two storey side and rear extension incorporating replacement integrated garage, and single storey rear extension

Address **Moruen 169 Sycamore Road Farnborough Hampshire GU14 6RF**

---

---

Application No 21/00030/TPOPP Ward: Knellwood

Applicant: Mr Tim White

Decision: **Permission Granted**

Decision Date: 24 March 2021

Proposal: Two Yew trees (T12 and T13 of TPO 446A) reduce canopy overall by no more than 2 metres

Address **Old Rectory 37 Rectory Road Farnborough Hampshire GU14 7BT**

---

---

Application No 21/00031/COUPP Ward: West Heath  
Applicant: Laurie Davies  
Decision: **Permission Granted**  
Decision Date: 12 March 2021  
Proposal: Change of use from open space land to garden land and erection of fence  
Address **129 Giffard Drive Farnborough Hampshire GU14 8QD**

---

---

Application No 21/00040/FULPP Ward: Rowhill  
Applicant: Mr & Mrs Nicholls  
Decision: **Permission Granted**  
Decision Date: 09 March 2021  
Proposal: Erection of a first floor rear extension  
Address **18 Cranmore Lane Aldershot Hampshire GU11 3AS**

---

---

Application No 21/00042/FULPP Ward: Aldershot Park  
Applicant: Mr Tim Kirfield  
Decision: **Permission Granted**  
Decision Date: 09 March 2021  
Proposal: Demolition of existing conservatory and garage, to allow the erection of a single storey rear extension  
Address **26 Gillian Avenue Aldershot Hampshire GU12 4HT**

---

---

Application No 21/00045/FULPP Ward: St Mark's  
Applicant: Hunter Property Unit Trust - C/o Quadrant  
Decision: **Permission Granted**  
Decision Date: 17 March 2021  
Proposal: External alterations to shopfront at ground floor  
Address **87 Lynchford Road Farnborough Hampshire GU14 6ET**

---

---

Application No 21/00046/PRIORP Ward: St Mark's  
Applicant: Hunter Property Unit Trust - C/o Quadrant  
Decision: **Prior Approval Required and Granted**  
Decision Date: 17 March 2021  
Proposal: Prior approval for change of use of ancillary shop storage area (A1) to 1.No dwellinghouse together with external alterations  
Address **87 Lynchford Road Farnborough Hampshire GU14 6ET**

---

---

Application No 21/00049/REVPP Ward: Knellwood  
Applicant: Mr & Mrs S Ali  
Decision: **Permission Granted**  
Decision Date: 15 March 2021  
Proposal: Variation of Condition No.6 of planning permission 19/00007/FULPP dated 27 February 2019 as amended by Non-Material Amendment 20/00195/NMAPP dated 14 April 2020 to allow first floor windows required to be non-openable and obscurely glazed up to 1.7 metres above finished floor level [comprising a bathroom window on front (north) elevation, two bedroom windows on west side elevation and a velux-type en-suite shower room roof window on east side roof slope] to all be openable with west and east elevation windows being clear-glazed and front (north) elevation window obscurely-glazed; and retention of portion of existing outbuilding as garden store (Amended Description 03 March 2021)  
Address **Kingston House 11 Church Road West Farnborough Hampshire**

---

---

Application No 21/00053/ADVPP Ward: Empress  
Applicant: Mr Dilip Sodha  
Decision: **Permission Granted**  
Decision Date: 25 March 2021  
Proposal: Display of 3no. internally illuminated fascia signs and one 1 non-illuminated directional sign  
Address **1 - 5 Queensmead Farnborough Hampshire GU14 7RQ**

---



---

Application No 21/00054/ADVPP Ward: Empress  
Applicant: Mr Dilip Sodha  
Decision: **Permission Granted**  
Decision Date: 25 March 2021  
Proposal: Display of 1. no. internally illuminated sign at first floor level  
Address **1 - 5 Queensmead Farnborough Hampshire GU14 7RQ**

---

---

Application No 21/00060/FULPP Ward: Rowhill  
Applicant: Mr & Mrs Salberg  
Decision: **Permission Granted**  
Decision Date: 29 March 2021  
Proposal: Proposed single and two storey rear extension to the existing dwelling and conversion of existing garage into a store, office and gym  
Address **45 Cranmore Lane Aldershot Hampshire GU11 3AN**

---

---

Application No 21/00062/COUPP Ward: West Heath  
Applicant: Helen Stiles  
Decision: **Permission Granted**  
Decision Date: 25 March 2021  
Proposal: Change of use from open space land to garden land and erection of fence  
Address **127 Giffard Drive Farnborough Hampshire GU14 8QD**

---

---

Application No 21/00063/FULPP Ward: Knellwood  
Applicant: Mr. Kul Thapa  
Decision: **Permission Granted**  
Decision Date: 15 March 2021  
Proposal: Erection of a single storey rear extension and formation of a ground floor window within west facing side wall of property  
Address **57 Corfe Way Farnborough Hampshire GU14 6TS**

---

---

Application No 21/00064/FULPP Ward: Wellington

Applicant: Vivid Homes

Decision: **Permission Granted**

Decision Date: 08 April 2021

Proposal: Replacement of existing windows with UPVC windows

Address **4A Arthur Street Aldershot Hampshire GU11 1HL**

---

---

Application No 21/00068/TPO Ward: West Heath

Applicant: Mrs Jean Cairns

Decision: **Permission Granted**

Decision Date: 24 March 2021

Proposal: T1 Holly Tree - reduce top of tree by no more than 2m to retain a dense Holly Tree shape (T13 of TPO219)

Address **26 Beta Road Farnborough Hampshire GU14 8PG**

---

---

Application No 21/00069/FULPP Ward: Empress

Applicant: Mr Pierluca Panascia

Decision: **Permission Granted**

Decision Date: 11 March 2021

Proposal: Render all external walls (including front boundary wall), replace existing vertical hung tiles to the front elevation with oak cladding

Address **9 Ship Lane Farnborough Hampshire GU14 8BX**

---

---

Application No 21/00070/REV Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 01 April 2021

Proposal: Variation of condition 2 of 15/00930/LBC2PP dated 18th October 2016 to to list alternative floor plans (CMH Phases 2-10).

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

---

---

Application No 21/00071/NMAPP Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 01 April 2021

Proposal: Non-material amendment to planning permission 15/00897/REMPP dated 18th October 2016 to to list alternative floor plans (CMH Phases 2-10), and adjustments to parking allocations and landscaping.

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

---

---

Application No 21/00076/FULPP Ward: St Mark's

Applicant: Mr Zafar Malik-Ramzan

Decision: **Permission Granted**

Decision Date: 17 March 2021

Proposal: Erection of a single storey rear extension and external alterations

Address **101 Peabody Road Farnborough Hampshire GU14 6EB**

---

---

Application No 21/00077/FULPP Ward: Manor Park

Applicant: Mr John Goddard

Decision: **Permission Granted**

Decision Date: 31 March 2021

Proposal: Proposed single storey rear extension to form additional habitable accommodation

Address **36 St Michaels Road Aldershot Hampshire GU12 4JE**

---

---

Application No 21/00078/FULPP Ward: West Heath

Applicant: MR MARK WILLIAMS-THOMAS

Decision: **Permission Granted**

Decision Date: 06 April 2021

Proposal: Erection of single storey rear extension and conversion of existing garage with replacement roof over

Address **30 Newfield Avenue Farnborough Hampshire GU14 9PQ**

---

---

Application No 21/00080/FULPP Ward: Rowhill

Applicant: Mr Patrick Pearce

Decision: **Permission Granted**

Decision Date: 29 March 2021

Proposal: Retention of a front porch

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

---

---

Application No 21/00081/FULPP Ward: St John's

Applicant: Mr And Mrs Penge

Decision: **Permission Granted**

Decision Date: 01 April 2021

Proposal: Erection of first floor side extension

Address **5 Marjoram Close Farnborough Hampshire GU14 9XB**

---

---

Application No 21/00082/NMAPP Ward: Wellington

Applicant: Jack Riggs

Decision: **Permission Granted**

Decision Date: 22 March 2021

Proposal: Non-material amendment to planning permission 15/00898/REMPP dated 18th October 2016 to alter approved landscaping plans

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

---

---

Application No 21/00083/NMA Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 22 March 2021

Proposal: Non-material amendment to planning permission 15/00069/REMPP dated 18th October 2016 to alter approved landscaping plans

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

---

---

Application No 21/00084/NMA Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 22 March 2021

Proposal: Non-material amendment to planning permission 15/00897/REMPP dated 18th October 2016 to alter approved landscaping plans

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

---

---

Application No 21/00085/FULPP Ward: Knellwood

Applicant: C/o Agent

Decision: **Permission Granted**

Decision Date: 09 March 2021

Proposal: Demolition of garage and erection of single storey side extension

Address **74 Abbey Way Farnborough Hampshire GU14 7DF**

---

---

Application No 21/00087/REXPD Ward: Cherrywood

Applicant: Mr And Mrs Kong

Decision: **Prior approval is required**

Decision Date: 29 March 2021

Proposal: Erection of a single storey rear extension measuring 3.5 metres from the rear wall of the property, 2.5 metres to the eaves and 3.8 metres overall height

Address **49 Lulworth Close Farnborough Hampshire GU14 8TR**

---

---

Application No 21/00088/FULPP Ward: Knellwood

Applicant: Mr & Mrs Reed

Decision: **Permission Granted**

Decision Date: 24 March 2021

Proposal: Demolition of an existing conservatory and construction of a new single-storey side extension to an existing semi-detached dwelling.

Address **18 Cunnington Road Farnborough Hampshire GU14 6PN**

---

---

Application No 21/00089/TPOPP Ward: Knellwood

Applicant: Colin Acheson

Decision: **Permission Granted**

Decision Date: 25 March 2021

Proposal: One Beech (T2 of TPO 403) reduce back by no more than 2 metres. One Oak (T3) remove ends of 4 lower lateral branches over lawn back to new growth by no more than 3 metres. One Oak (T5) reduce ends of large lateral branches over lawn by no more than 3 metres and reshape crown. One Oak (T6) reduce ends of large lateral branches by no more than 2 metres. Remove one dead Oak (T7) and leave 6 metre stump. One Oak (T11) reduce back to previous reduction points and deadwood. All trees are part of TPO 403

Address **Knellwood 83 Canterbury Road Farnborough Hampshire GU14 6QN**

---

---

Application No 21/00091/LBCPP Ward: St Mark's

Applicant: Mr David Gubby

Decision: **Permission Granted**

Decision Date: 01 April 2021

Proposal: Repairs to several widows, window cill repairs, replacement of 3 external doors, brick repairs and associated pointing to chimneys and repairs to mosaic floor in entrance hall

Address **Officers Mess Lille Barracks Redvers Buller Road Aldershot Hampshire GU11 2NQ**

---

---

Application No 21/00092/FULPP Ward: Rowhill

Applicant: Mr Steven Livingstone

Decision: **Permission Refused**

Decision Date: 26 March 2021

Proposal: Erection of Car-port to front of property

Address **74 Ayling Lane Aldershot Hampshire GU11 3ND**

---

---

Application No 21/00095/TPOPP Ward: Empress

Applicant: Ms Fleur Thatcher

Decision: **Permission Granted**

Decision Date: 25 March 2021

Proposal: One Sweet Chestnut (T11 of TPO 422A) remove hanging/suspended branching as per submitted photograph. Groups G2 (Sweet Chestnuts) and G3 ( mixed group) of TPO 422A, crown lift all trees to achieve no more than 2 metre clearance from wall/metal fence to prevent rubbing branches causing damage. This is to include epicormic growth and low hanging branches from trees. Cuts not to exceed 60mm in diameter. Also to include self set trees along this stretch consisting of Holly and other various species some of which may not be TPO trees

Address **Land Affected By TPO 422A - At Farnborough Business Park  
Farnborough Road Farnborough Hampshire**

---

---

Application No 21/00096/FULPP Ward: Empress

Applicant: MR & MRS MANNERS

Decision: **Permission Granted**

Decision Date: 01 April 2021

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

Address **19 Chingford Avenue Farnborough Hampshire GU14 8AB**

---

---

Application No 21/00097/TPO Ward: Knellwood

Applicant: Mr Chris Harnett

Decision: **Permission Granted**

Decision Date: 25 March 2021

Proposal: Oak - Lift canopy to give a 5.2m clearance over the public highway and garden (T18 of TPO432A)

Address **45 Cedar Road Farnborough Hampshire GU14 7AU**

---

---

Application No 21/00100/FULPP Ward: Empress

Applicant: Mr Russell Ervin

Decision: **Permission Granted**

Decision Date: 30 March 2021

Proposal: Erection of a single storey side extension, formation of dormer windows to side elevations, extension of existing garage at the rear to form a store room and replace garage roof and erection of a 2 metres boundary fence to front

Address **4 Ship Lane Farnborough Hampshire GU14 8BX**

---

---

Application No 21/00102/FULPP Ward: North Town

Applicant: Mr & Mrs Harding

Decision: **Permission Granted**

Decision Date: 29 March 2021

Proposal: Erection of a first floor rear extension

Address **13 Anglesey Road Aldershot Hampshire GU12 4RF**

---

---

Application No 21/00103/LBCPP Ward: Empress

Applicant: Right Rev'd David Brogan

Decision: **Permission Granted**

Decision Date: 08 April 2021

Proposal: Replacement of sash windows with wooden double glazed panels

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

---

---

Application No 21/00105/CONDPP Ward: Knellwood

Applicant: Alexander

Decision: **Conditions complied with**

Decision Date: 15 March 2021

Proposal: Approval of details reserved byway of conditions 2 (External materials), 3 (Surfacing materials), 7 (Sustainable drainage), 8 (trees), 12 (sustainable construction), 14 (landscaping) of planning permission 17/00250/FULPP.

Address **Park View Residential Home 7 - 10 Church Circle Farnborough Hampshire GU14 6QH**

---



---

Application No 21/00106/REXPD Ward: St John's  
Applicant: Mr And Mrs Aaron Lynch  
Decision: **Prior approval is NOT required**  
Decision Date: 26 March 2021  
Proposal: Erection of a single storey rear extension measuring 3.5 metres from the original rear wall, 2.41 metres to the eaves and 3.75 metres in overall height  
Address **18 Collier Close Farnborough Hampshire GU14 9QL**

---

---

Application No 21/00112/TPOPP Ward: Fernhill  
Applicant: Sharron Caslin  
Decision: **Permission Granted**  
Decision Date: 25 March 2021  
Proposal: One Oak (part of group G1 of TPO 236) T1 on submitted plan, crown reduce tree by no more than 3 metres all over and crown lift to no more than 5 metres from ground level  
Address **5 Randell Close Blackwater Camberley Hampshire GU17 9HF**

---

---

Application No 21/00113/NMAPP Ward: Cherrywood  
Applicant: Phoenix Property Farnborough SARL  
Decision: **Permission Granted**  
Decision Date: 15 March 2021  
Proposal: NON-MATERIAL AMENDMENT : revisions to development approved with planning permission 17/00075/FULPP dated 25 July 2017 comprising: (a) revised siting of office element of approved building 3 metres to east; (b) revised loading door provision on west (front) elevation; (c) installation of kerbing to separate car and HGV/LGV movements within the site; (d) revised siting of security gatehouse; and (e) amended layout of car and cycle parking on-site  
Address **122 Hawley Lane Farnborough Hampshire GU14 9AY**

---

---

Application No 21/00114/FUL Ward: Knellwood

Applicant: Mr David Woodason

Decision: **Permission Granted**

Decision Date: 01 April 2021

Proposal: Erection of a two storey rear extension

Address **16 Wilton Court Farnborough Hampshire GU14 7EL**

---

Application No 21/00115/TPO Ward: St John's

Applicant: Carla Paul

Decision: **Permission Granted**

Decision Date: 31 March 2021

Proposal: Three Oak trees (part of group G2 of TPO 406) trees T1,T2, T4 on submitted plan, crown lift to no more than 6 metres from ground level on property side and reduce lower lateral branches by no more than 2 metres encroaching on property. Remove one Oak (T3) on submitted plan

Address **17 Victoria Gardens Farnborough Hampshire GU14 9UH**

---

Application No 21/00116/FULPP Ward: Knellwood

Applicant: MR A BARNARD

Decision: **Permission Granted**

Decision Date: 30 March 2021

Proposal: Erection of a single storey side extension with pitched roof and part conversion of existing garage

Address **7 Monks Close Farnborough Hampshire GU14 7DB**

---

Application No 21/00119/PDCPP Ward: St John's

Applicant: Mr Milosz SleczeK

Decision: **Development is not Lawful**

Decision Date: 24 March 2021

Proposal: Certificate of Lawfulness for Proposed Development: Erection of a 2 metre high timber fence with access gates to the front of the property

Address **162 Fleet Road Farnborough Hampshire GU14 9SL**

---

---

Application No 21/00120/FULPP Ward: Knellwood

Applicant: Mr David Hanks

Decision: **Permission Granted**

Decision Date: 01 April 2021

Proposal: Demolition of existing conservatory and erection of a single storey rear extension, conversion of garage to habitable room, replacement windows and exterior changes

Address **12 Carlyon Close Farnborough Hampshire GU14 7BX**

---

---

Application No 21/00124/TPO Ward: St John's

Applicant: Mr Robert Johns

Decision: **Permission Granted**

Decision Date: 31 March 2021

Proposal: One Oak (T54 of TPO 407) reduce lower branches of crown nearest 16 Chamomile Gardens by no more than 3 metres

Address **18 Chamomile Gardens Farnborough Hampshire GU14 9XZ**

---

---

Application No 21/00130/FULPP Ward: West Heath

Applicant: Mr & Mrs Berry

Decision: **Permission Granted**

Decision Date: 25 March 2021

Proposal: Erection of two storey side extension connected to single storey rear extension; and erection of single-storey front extension

Address **21 Blunden Road Farnborough Hampshire GU14 8QL**

---

---

Application No 21/00131/FULPP Ward: St Mark's

Applicant: MR Phil Pike

Decision: **Permission Granted**

Decision Date: 31 March 2021

Proposal: Erection of a two storey side extension

Address **88 York Road Farnborough Hampshire GU14 6NE**

---

---

Application No 21/00134/TPOPP Ward: Cove And Southwood

Applicant: Miss Chelsie Cole

Decision: **Permission Granted**

Decision Date: 31 March 2021

Proposal: Remove and replace one Horse Chestnut (T43 of TPO 418)

Address **40 Oldwood Chase Farnborough Hampshire GU14 0QS**

---

---

Application No 21/00135/FUL Ward: Empress

Applicant: Mr Alan Frost

Decision: **Permission Granted**

Decision Date: 06 April 2021

Proposal: Erection of a single storey side and rear extension

Address **7 Pierrefondes Avenue Farnborough Hampshire GU14 8NB**

---

---

Application No 21/00141/REXPD Ward: Manor Park

Applicant: Mr And Mrs Davies

Decision: **Prior approval is NOT required**

Decision Date: 25 March 2021

Proposal: Erection of a single storey rear extension measuring 3.94 metres from the original rear wall, 3 metres to the eaves and 4 metres in overall height

Address **61 Coronation Road Aldershot Hampshire GU11 3QA**

---

---

Application No 21/00143/TPOPP Ward: Knellwood

Applicant: Mrs Sarah Woodward

Decision: **Permission Granted**

Decision Date: 06 April 2021

Proposal: One Beech ( T26 of TPO 439A, T1 on submitted plan) remove lowest lateral limb directly over corner of roof towards south-western direction. Lift crown over patio area and lawn to no more than 6.5 metres from ground level . Lift crown over footpath to no more than 4 metres from ground level. Shorten overhang of crown over building aspect of tree by no more than 2 metres to suitable secondary growth. One Lime (T27 of TPO 439A, T2 on plan) crown reduction of no more than 2 metres overall to secondary growth

Address **27 Church Road East Farnborough Hampshire GU14 6QJ**

---

---

Application No 21/00145/TPOPP Ward: Rowhill

Applicant: Mr Daniel Steel

Decision: **Permission Granted**

Decision Date: 06 April 2021

Proposal: Group of four Oaks (group G1 of TPO 174) trim back branches to give no more than 3 metres clearance from property and thin trees by no more than 20%. Reduce lower branch from tree 1 as per submitted plan

Address **6 Chetwode Terrace Aldershot Hampshire GU11 3NR**

---

---

Application No 21/00150/TPO Ward: Manor Park

Applicant: Mrs Lorraine Hastie

Decision: **Permission Granted**

Decision Date: 06 April 2021

Proposal: Oak Tree - Crown reduce by no more than 2 metres, crown thin by 20% and removal of dead and damaged limbs (tree within G1 of TPO151)

Address **55 Highfield Avenue Aldershot Hampshire GU11 3DA**

---

---

Application No 21/00152/FULPP Ward: St John's  
Applicant: Mr Charnpreet Singh  
Decision: **Permission Granted**  
Decision Date: 06 April 2021  
Proposal: Conversion of garage to form a habitable room, removal of chimney and changes to fenestration and internal alterations  
Address **4 Minley Road Farnborough Hampshire GU14 9RS**

---

---

Application No 21/00155/NMAPP Ward: Empress  
Applicant: Travis Perkins (Properties) Limited  
Decision: **Permission Granted**  
Decision Date: 15 March 2021  
Proposal: Non-material amendment to planning permission 20/00024/FULPP (Erection of 1 no. commercial building for use as builders' merchant (sui generis) for the display, sale and storage of building, timber and plumbing supplies, storage and distribution of kitchen joinery products, plant and tool hire, including outside display and storage including storage racking; access and servicing arrangements, car parking, landscaping and associated works) to allow for the erection of a canopy  
Address **Development Site At Former 36 Invincible Road Farnborough Hampshire**

---

---

Application No 21/00156/TPO Ward: Fernhill  
Applicant: Mr Lee Newman  
Decision: **Split decision**  
Decision Date: 09 April 2021  
Proposal: Oak Tree - remove, due to inclusions in lower fork of tree, big lower crossing branches, having impact on neighbouring roof and heavy lean towards house (T3 of TPO239)  
Address **54 Sandy Lane Farnborough Hampshire GU14 9HJ**

---

---

Application No 21/00158/REXPD Ward: Knellwood  
Applicant: Mrs Kylie Howe  
Decision: **Prior Approval Required and Granted**  
Decision Date: 01 April 2021  
Proposal: Erection of a single storey rear extension measuring 6 metres from the original rear wall, 2.5 metres to the eaves and 3 metres in overall height  
Address **3 The Crescent Farnborough Hampshire GU14 7AH**

---

---

Application No 21/00159/FULPP Ward: Rowhill  
Applicant: Mr & Mrs Seehra  
Decision: **Permission Granted**  
Decision Date: 09 April 2021  
Proposal: Erection of a new outbuilding  
Address **The Coach House 5 Hillside Road Aldershot Hampshire GU11 3LX**

---

---

Application No 21/00160/PDCPP Ward: Manor Park  
Applicant: Robert Collier  
Decision: **Development is Lawful**  
Decision Date: 01 April 2021  
Proposal: CERTIFICATE OF LAWFULNESS FOR PROPOSED DEVELOPMENT:  
Formation of L-shape dormer to the rear to facilitate a loft conversion and 3 roof lights in front roof slope  
Address **74 St Michaels Road Aldershot Hampshire GU12 4JW**

---

---

Application No 21/00164/TPOPP Ward: Knellwood  
Applicant: Mr Peet  
Decision: **Permission Granted**  
Decision Date: 07 April 2021  
Proposal: One Beech ( T55 of TPO 403 and T20 on submitted plan) reduce crown by no more than 2.5 metres to previously reduced point. One Beech ( T46 of TPO 403 and T22 on submitted plan) reduce by no more than 3 metre crown closest to building  
Address **Canterbury Court Canterbury Gardens Farnborough Hampshire GU14 6TZ**

---

---

Application No 21/00166/ADJ Ward: Out Of Area  
Applicant: Alexander Taylor  
Decision: **No Objection**  
Decision Date: 08 April 2021  
Proposal: ADJACENT AUTHORITY CONSULTATION FROM HART DC :Variation of Condition 2 (approved plans) attached to Planning Permission 18/01371/FUL dated 05/07/2019 to amend the drawings to include a fifth bedroom and associated dormer windows to plots 1 and 2 and amended gates and fence at 1 All Saints Cottage,Fernhill Lane,Blackwater, Camberley, GU17 9HE  
Address **1 All Saints Cottage Fernhill Lane Blackwater Camberley GU17 9HE**

---

---

Application No 21/00171/FULPP Ward: West Heath  
Applicant: Mr Brett Jones  
Decision: **Permission Granted**  
Decision Date: 01 April 2021  
Proposal: Erection of a single storey front extension  
Address **25 Middleton Gardens Farnborough Hampshire GU14 9PH**

---

---

Application No 21/00175/TPO Ward: Knellwood  
Applicant: Miss Sharon Taylor  
Decision: **Permission Granted**  
Decision Date: 07 April 2021  
Proposal: One Beech (T1 of TPO 453) crown reduce by no more than 2 metres  
Address **1 Fellows Road Farnborough Hampshire GU14 6NU**

---

---

Application No 21/00176/TPO Ward: St John's  
Applicant: Mr Ashvin Sunak  
Decision: **Permission Granted**  
Decision Date: 07 April 2021  
Proposal: T1 and T2 Oak Trees - Trim back the branch ends to give no more than a 3 metre clearance of the house, roof and shed (trees within G9 of TPO 407) and repeat as required.  
Address **15 Comfrey Close Farnborough Hampshire GU14 9XX**

---



---

Application No 21/00181/TPOPP Ward: Cove And Southwood  
Applicant: Orchidbase Ltd  
Decision: **Permission Granted**  
Decision Date: 09 April 2021  
Proposal: Four Oak trees (T1-T4 of TPO 329) crown lift to no more than 4 metres from ground level. One Oak (T1 of TPO 245) reduce lower lateral branches by no more than 2 metres  
Address **Meadow Court Anchor Meadow Farnborough Hampshire GU14 0HU**

---

---

Application No 21/00183/NMAPP Ward: Rowhill  
Applicant: Mr Hamish Stewart  
Decision: **Permission Granted**  
Decision Date: 01 April 2021  
Proposal: Non-material amendment to planning permission 19/00830/FULPP dated 24th January 2020 (Erection of a part single and part two storey rear extension) to allow change from brick to a render finish to east facing side wall of both the two storey and single storey rear extension, replace five proposed sun pipes with opaque glazing panes within east roof slope of single storey extension and insertion of a roof light within the east facing roof slope of the existing roof  
Address **5 Cargate Hill Aldershot Hampshire GU11 3AA**

---

---

Application No 21/00186/TPOPP Ward: Knellwood  
Applicant: Mr Simon Collier  
Decision: **Permission Granted**  
Decision Date: 09 April 2021  
Proposal: Remove one Pine tree ( part of group G8 of TPO 435A as per submitted plan)  
Address **Orchard Lodge 166 Sycamore Road Farnborough Hampshire GU14 6RG**

---

---

Application No 21/00192/TPOPP Ward: Rowhill

Applicant: Mrs Sarah Jamieson

Decision: **Permission Granted**

Decision Date: 09 April 2021

Proposal: One Oak (part of group G1 of TPO 171, T1 on submitted plan) crown reduction of no more than 2 metres overall to suitable secondary growth. Crown lift lower canopy to no more than 5 metres from garden ground level

Address **57 Rowhill Avenue Aldershot Hampshire GU11 3LP**

---

---

Application No 21/00221/NMAPP Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 25 March 2021

Proposal: Non-material amendment to planning permission 15/00069/REMPP dated 18th October 2016 to list alternative floor plans for Gun Hill House and Water Tower and parking allocations

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

---

**Development Management Committee**  
**21<sup>st</sup> April 2021**

**Head of Economy, Planning and  
Strategic Housing**  
**Report No. EPSH2111**

## **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 Decision on Enforcement Action

Item 2 Enforcement Notice at 162 Fleet Road, Farnborough - Update

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	<b>24-26 Church Lane East, Aldershot</b>
Ward	Manor Park
Decision	<b>Breach of Condition Notice</b>
Decision Date	12/04/2021
Breach	Non-compliance with Condition No.2 (x) of planning permission 17/00575/REVPP dated 25 August 2021 through failure to undertake and complete the construction of improvements to the vehicular access into the approved development to create a bell-mouth at the junction with Church Lane East.
Reasons	Failure to undertake the approved works before the new dwelling houses approved by the planning permission were occupied gives rise to conditions likely to be to the detriment of the safety and convenience of highway users.
Alternatives	An Enforcement Notice could be issued to require compliance with the condition, but this would extend the timescales for compliance, particularly if the developer were to exercise their right of appeal. A Breach of Condition Notice would be a more expeditious means of securing compliance. Taking no action would not address the highway safety and convenience issues.
Case Officer	David Stevens
Associated Documents	Enforcement Reference 21/00051/CONDS.

## Item 2 - Enforcement Action at 162 Fleet Road

- 1.1 Following dismissed appeals against an enforcement notice issued on the 6<sup>th</sup> July 2020 requiring removal of a partially open sided outbuilding and reduction in height of a front boundary fence and gates to 1m, and (Appeal C) against refusal of planning permission for 'Retention of a 2m high timber fence with access front gate to front property and covered car port'. The date for compliance with the requirements of the Enforcement Notice was 6<sup>th</sup> April 2021.
- 1.2 Officers visited the site on the 6<sup>th</sup> of April 2021 and observed that the open sided outbuilding has been removed and the fence and gate has been reduced to 1m in height (see figure 1). The requirements of the notice have been met and the breach of planning control has been resolved.



*Figure 1: The site following compliance with the Enforcement Notice*

## 2. Recommendation

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

Tim Mills  
Head of Economy, Planning and Strategic Housing

### Appeals Progress Report

#### 1. Appeal decision

##### 1.1 Land at 16 Churchill Avenue, Aldershot

Appeal against refusal of planning permission for “Alterations and extensions to existing dwelling to form 2 three-bedroom semi-detached dwellings and 1 three bedroom detached dwelling house with parking and additional dropped kerb” (20/00593/FULPP). Permission was refused at the Development Management Committee on 14 October 2020 for the following reasons:

- 1 The proposed development, by reason of the number and design of dwellings proposed, the lack of spacing around the buildings, their position within the plot, and with a frontage dominated by parking, would result in an incongruous development that would be over dominant in the street scene and which does not reflect the prevailing character of the area, to its detriment. The proposal would therefore constitute an unacceptable overdevelopment of the site, contrary to Policies DE1 and DE11 of the Rushmoor Local Plan and the National Planning Policy Framework/Practice Guidance.
- 2 The proposal, by reason of the bulk and mass of building alongside the boundary with the adjoining property to the north-west, would have unacceptable impact upon the light, outlook and amenity of the occupiers of that property, contrary to Policies DE1 and DE11 of the Rushmoor Local Plan.
- 3 The proposed development makes no provision to address the likely significant impact of the additional residential unit on the objectives and nature conservation interests of the Thames Basin Heaths Special Protection Area. The proposal does not include any information to demonstrate how the development will enhance bio-diversity within the site to produce a net gain in biodiversity. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6 and Policies NE1 and NE4 of the Rushmoor Local Plan.
- 4 The proposals fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Local Plan Policy NE8.

- 1.2 In determining the appeal, the Inspector considered the main issues to be i) the effect of the proposed development on the character and appearance of the area; ii) the effect of the proposed development on the living conditions of occupants of 10 Churchill Avenue, with particular regard to outlook, the potential to appear overbearing, light and privacy; iii) whether the proposed development would make adequate provision for surface water drainage; and iv) the effect of

the proposed development on the integrity of the designated Thames Basin Heaths Special Protection Area (SPA).

- 1.3 The Inspector agreed with the Council's reason for refusal regarding the impact of the development on the character and amenity of the area; and that the proposal would be contrary to National and Local Plan Policies.
- 1.4 The Inspector also agreed with the Council that the proposed development would significantly harm the living conditions of the occupiers of No 10 with particular regard to outlook, its potential to appear overbearing and loss of light. It would therefore conflict with Policies DE1 and DE11 of the Local Plan which require new development to have no adverse impact on the amenity of neighbours in terms of loss of light and outlook
- 1.5 The Inspector agreed with the Council that due to a combination of the sloping nature of the land and the likely impermeable sub-surface geology, it was not possible to ascertain whether the proposed permeable paving would meet the requirements of Policy NE8 to ensure that surface water runoff from the site will not exceed greenfield run-off rates. Accordingly, the Inspector considered that the Appeal should be dismissed as the proposal was contrary to Policy NE8.
- 1.6 The Inspector noted that the site was located within 5km of the Thames Basin Heaths Special Protection Area and that the Council had determined that additional residential development would, in combination with other plans and projects, have a significant effect on these protected sites through increased recreational pressures. She also noted that while the Appellant was aware of this, they were not able to provide mitigation by means of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as their request for an allocation of mitigation capacity had been rejected on the grounds that the Council considered that the proposal was not planning policy compliant. The Inspector concluded that, notwithstanding the Council's findings in respect of this, as the competent authority, she is required to carry out an appropriate assessment of the effect of the proposed development. However, as she had found that the scheme is unacceptable for other reasons, she did not need to pursue this matter further.

## **DECISION: APPEAL DISMISSED**

### **2. Recommendation**

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

Tim Mills  
Head of Economy, Planning and Strategic Housing



Development Management Committee  
21<sup>st</sup> April 2021

Planning Report No. EPSH2113

**Planning (Development Management) summary report for the quarter  
Jan-Mar 2021 and for the Year 2020-21**

**1. Introduction**

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1<sup>st</sup> January to 31<sup>st</sup> March 2021 and the year 1<sup>st</sup> April 2020 to 30<sup>th</sup> March 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 fourth quarter and for the financial year. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 77 cases in the quarter and 465 in the year. 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**

2019/2020 Total	Decisions in quarter	Jan-Mar 2021	Government Target	2020/2021 Total
95%	4	100%	60%	100%

\*Decisions on 4 applications determined in quarter 4 were outside the statutory period, all were the subject of agreed extensions of time and therefore recorded as 'in time'.

**Minor (Non householder) Applications determined within 8 weeks**

2019/2020 Total	Decisions in quarter	Jan-Mar 2021	Government Target	2020/2021 Total
91%	22	95.45%	65%	88.86%

\*Decisions on 9 applications determined in the quarter were outside the statutory period, 8 were the subject of agreed extensions of time and therefore recorded as 'in time'.

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

2019/2020 Total	Decisions in quarter	Jan-Mar 2021	Government Target	2020/2021 Total
91.7%	77	94.8%	80%	89.85%

\*Decisions on 18 applications determined in the quarter were outside the statutory period, 14 were the subject of agreed extensions of time and therefore recorded as 'in time'.

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

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

Government Target	Jan-Mar 2021	Appeal Decisions
40% max	0%	5

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

Government Target	Appeal Decisions	Appeals Allowed	2019/20 Total	2020/21 Total
40% max	8	0	21.4%	0%

### 3. Workload

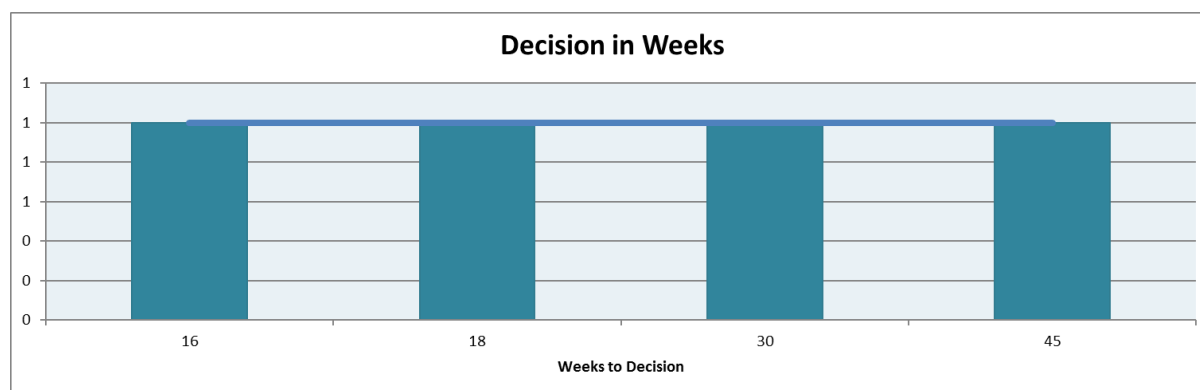
3.1 This section deals with workload demand on the Development Management Section in the past three months and the financial year.

Departmental Work Demand Jan-Mar 2021 and financial year

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q4	244	153	*	193	1
Year 2020-2021	1000	430	*	855	10

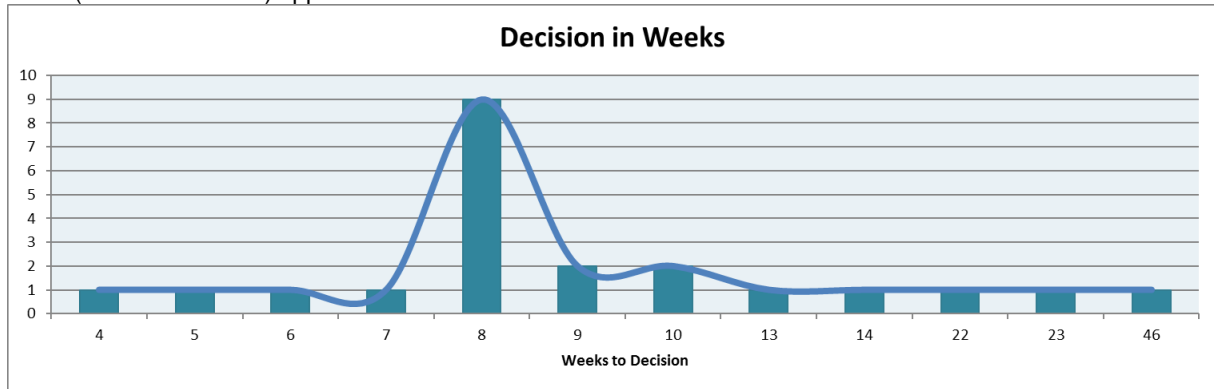
3.2 The following graphs present the time period being taken to determine different types of application in the fourth quarter of 2020-2021

Major and small-scale majors Total 4



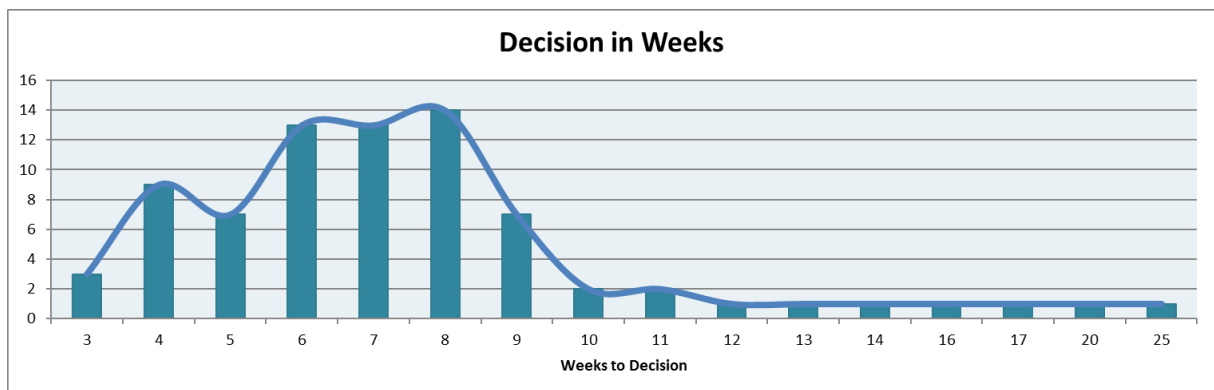
3.3 Performance with regard to Major applications remains well above the Government target with all cases determined within the statutory 13 week period or in accordance with agreed extensions of time or planning performance agreements. The figure for the full year is 100%

Minor (Non householder) applications Total 22



3.4 This second graph illustrates the determination times for minor applications, 95.45% of which were determined within the statutory period or in accordance with agreed extensions of time in the fourth quarter of 2020-21. The figure for the full year is 88.86%.

'Other' (Including Householder) applications Total 77



3.5 This third graph shows that in the fourth quarter of this financial year the majority of householder applicants received decisions in the sixth, seventh and eighth weeks after their validation date. The figure for determination within the statutory date for the full year is 89.85%.

#### 4. Fee Income

4.1 As a reflection of the previously reported fall in planning and pre-application fee receipts, budget estimates for the year were revised from £400,000 to £306,000 for application fees and from £36,000 to £30,000 for pre-application fees.

4.2 The total planning fee income received for the fourth quarter was £167,778 against a revised budget estimate of £92,751.

4.3 The total planning fee income received for the year was £469,258 against a revised budget estimate of £306,000. This represents a positive variance of 26%.

- 4.4 The total pre-application income received for the fourth quarter was £7,650 against a budget estimate of £7,500.
- 4.4 The total pre-application income received for the year was £29,907 against a revised budget estimate of £30,000.

## 5. Section 106 contributions

- 5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations.

Section 106 contributions received	Jan-Mar 2021	2020-2021 total
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£40,535	£128,626.43
Open Space (specific projects set out in agreements)	£0	£118,133
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £13,910 b) £0 e) £6,500 f) £0	a) £29,268.48 b) -£466,375 e) £53,640 f) £6,500
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) £1,518 b) £0 c) £65,454.43 d) £0 e) £711 f) £0	a) £3,201.53 b) £0 c) £193,363.29 d) £54,802 e) £5,880 f) £711
Transport (specific projects set out in agreements)*	£0	£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 Jan-Mar 2021. A total of 11 agreements were completed during the financial year.

## 6. Comment on workload for this quarter and year

- 6.1 This fourth quarter saw a resurgence in numbers of application submissions (approaching 1000 in total for the year) a numerical increase over the previous financial year, more large applications but fewer pre-application submissions. As set out in section 4. Planning application has rallied significantly and pre-application income has met the revised budgetary estimate following a period of

political and economic uncertainty and successive lockdown restrictions. Members should note that the introduction of new pre-application fees came into effect on 1<sup>st</sup> April and the effect on demand, take-up and income will be monitored and reported after the next quarter.

- 6.2 The service has continued to meet and address challenges presented by different working arrangements under lockdown and the delivery of our service has been able to continue.

## **7. Wellesley**

- 7.1 There have been 841 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, including six supported housing units. 440 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 nearing completion. 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. 68 of these units are now occupied.
- 7.5 Work is progressing on site for the first phases of the Cambridge Military Hospital Development Zone (Zone C) by Weston Homes. A temporary marketing suite has been created within the central Admin Block and Weston Homes held a successful sales launch in March 2021.
- 7.6 In February 2021 Taylor Wimpey submitted a Reserved Matters Application for 430 dwellings at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones. This application is currently being considered and will form the next phase in the delivery of Wellesley.

## **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.*

This page is intentionally left blank