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RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 18th August, 2021 at 7.00 pm*

To:

VOTING MEMBERS

Cllr C.J. Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr P.I.C. Crerar
Cllr J.H. Marsh

Cllr Nadia Martin
Cllr Sophie Porter
Cllr Michael Hope

Cllr S.J. Masterson
Cllr T.W. Mitchell
Cllr Nem Thapa

NON-VOTING MEMBER

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

STANDING DEPUTIES

Cllr A.J. Halstead
Cllr A.K. Chowdhury

Enquiries regarding this agenda should be referred to Kathy Flatt,
Democracy and Community, 01252 398829 kathy.flatt@rushmoor.gov.uk

A G E N D A

1. **AMENDMENT SHEET** – (Pages 1 - 4)
2. **DECLARATIONS OF INTEREST** – (Pages 5 - 6)

All Members who have or believe that they have any interest under the Rushmoor Borough Council Councillors' Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting are required to disclose that interest at the start of the meeting (preferably) or as soon as possible thereafter and to take the necessary steps in light of their interest as to any participation in the agenda item.

3. **MINUTES** – (Pages 7 - 20)

To confirm the Minutes of the meeting held on 21st July 2021 (copy attached).

4. **PLANNING APPLICATIONS** – (Pages 21 - 78)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2123 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:

Item	Reference Number	Address	Recommendation
1	20/00400/FULPP	Land at former Lafarge Site, Hollybush Lane, Aldershot	For information
2	21/00271/FULPP	Block 3, Queensmead, Farnborough	For information
3	21/00476/FULPP	The Royal Staff, No. 37A Mount Pleasant Road, Aldershot	For information

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

Item	Pages	Reference Number	Address	Recommendation
4	23-34	21/00074/FULPP	ASDA Click and Collect Facility, Farnborough	Refuse
5	23-34	21/00075/ADVPP	ASDA Click and Collect Facility, Farnborough	Refuse

6 35-53 21/00545/FULPP The White Lion Refuse
Public House, No.
20 Lower Farnham
Road, Aldershot

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

5. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2021 – (Pages 79 - 84)**

To receive the Head of Economy, Planning and Strategic Housing’s Report No. EPSH2124 (copy attached) which updates on the Performance Indicators for the Development Management section of Planning, and the overall workload for the Section for the period 1st April to 30th June 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>

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AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
18 August 2021

AGENDA ITEM No.3 :**Section A : Page 22****Add Items:**

3a	21/00483/FULPP	<p>First floor side extension and a single storey rear extension with creation of parking area to frontage of 183 Ash Road</p> <p>183 Ash Road, Aldershot Hampshire</p> <p>This application is referred for determination under paragraph (i)(f) of the Scheme of Delegation. The Head of Economy, Planning and Strategic Housing considers it to be potentially controversial, likely to be of significant public interest, and that it may have a significant impact on the environment.</p>
3b	21/00487/FULPP	<p>Retrospective change of use of part of land to rear of no.185 Ash Road from residential amenity space (C3) to tyre storage (B2) in connection with No. 183 Ash Road, and the proposed erection of single storey building for the storage of tyres and provision of staff facilities (kitchen with w/c)</p> <p>185 Ash Road, Aldershot Hampshire</p> <p>This application is referred for determination under paragraph (i)(f) of the Scheme of Delegation. The Head of Economy, Planning and Strategic Housing considers it to be potentially controversial, likely to be of significant public interest, and that it may have a significant impact on the environment.</p>

Section C : Item 6: Page 35

Application No. 21/00545/FULPP

Proposal Two storey and first floor rear extension to facilitate change of use of Public House (sui generis) with ancillary accommodation into 4 flats (2 x 1-bed and 2 x 2-bed) with associated amenity space and refuse and cycle storage

Address **The White Lion, 20 Lower Farnham Road Aldershot
Hampshire GU12 4EA**

Updates to the Report:

P37. Neighbours Notified and Comments

Ten additional responses to notification have been received. Eight from addresses in Stone Street, Waterloo Road, Gloucester Road, Newport Road and Lower Farnham Road, Aldershot; Reading Road, Farnborough; Underwood Avenue, School Lane, Farnham; and Winchester Road, Four Marks, Alton, raising objections in line with those set out in in the report.

A written Submission on behalf of the CAMRA (Campaign for Real Ale) Surrey Hants Borders branch draws attention to the conflict between the application proposal and National and Local Planning Policy and Supplementary Planning Guidance. It includes a detailed critique of the submissions supporting the application, in particular stating the applicants have submitted limited generic information which fails to demonstrate satisfactorily that the premises cannot operate viably as a public house, and that it closed as a result of Covid restrictions rather than because its operation as a business was unviable. It states that two offers to purchase the property were made by groups interested in running the public house but that they were rejected by the agents acting for the vendors:

A written submission from the Chairman of the Aldershot Community Pub Ltd. similarly critiques the submissions supporting the loss of the public house. It states that it represents a group formed ‘..to buy and run the White Lion as a Community Owned pub (and that) The pub will then not be under threat of redevelopment and will be able to provide a Community focused hub for all to use.’ The statement sets out the view that the planning application clearly does not meet the Council’s policy regarding the development of public houses. It rebuts statements in the application planning statement and marketing report, details the offer to purchase the property and concludes that the planning application clearly does not prove that there is no longer-term need for the facility.

P38. Councillor Porter who sits as a member of the Development Management Committee, has qualified the submitted objections from **Councillor Roberts** described as ‘on behalf of All Ward Councillors of Aldershot Park’ to confirm that they are not made on her behalf and that she has not as yet formed or expressed any opinion on the merits of the proposal.

A late representation has been received from the applicants’ agent requesting the following points are brought to Members’ attention:

- *No offer to purchase the property by local residents was made prior to our purchase of it. Throughout the planning process no-one has approached us regarding rental of the pub floorspace for the local community. The pub was making a loss prior to the pandemic and it is clear that post pandemic it cannot be a long term viable proposition.*

- *This is evidenced in the Marketing Report from Savills, a reputable and nationwide estate agency.*
- *We dispute the Officer's claims that the report does not sufficiently show adequate marketing of the premises - it was certainly something that the local community were aware of through its ACV (Asset of Community Value) designation and the 6 month moratorium on the sale of the property to allow the local community to acquire it. Despite the acknowledged efforts of the local community to raise funds to purchase or rent the property from the former owners, no offers were made.*
- *We fear that if this application is refused, then the ground floor of the building will remain empty.*
- *In refusing this application the Council will lose out on the provision of 3 flats that would otherwise make a contribution to the housing needs of the area.*
- *We do not believe that the replacement of a public house and a net gain of 3 residential units will result in any undue pressure on on-street parking in the area.*
- *We request that the Committee give consideration as to whether there are any longer term benefits in refusing this application, and whether an approval can be justified in the "planning balance" of providing new residential units. Alternatively a deferral of the decision on the application may be appropriate if further information or clarification is required.*

P39. Principle of Development and ACV Status

The Corporate Manager – Legal Services has advised that the White Lion is no longer listed as an ACV.

The Community Right to Bid contained within the Localism Act 2011 does not give a community group any preferential treatment in the bid process. The legislation essentially only provides for a delay to the owner to sell on the open market during which time a sale to a community group may proceed. The owner is not however obliged to sell to the community bidder.

The 6 month 'Full Moratorium' period relating to the White Lion started on 15 November and ended on 15 May 2020. The owner had 18 months in which to sell the property which includes the 6 month moratorium running concurrently within which time contracts could not be exchanged with any third party buyer UNLESS the buyer was a community group within the meaning of the Regs. This is called the 'Protected Period'. If the owner does not sell within that 18 months and then decides to put the asset up for sale again, the process starts again.

The owners sold the property within the Protected Period and outside the Moratorium Period.

The legislation states that an owner cannot enter into a relevant disposal UNLESS the following conditions are met:

- A The owner notified the council of their wish to enter into a relevant disposal. *This was complied with, the owners contacted the CM - LS in Nov 2019 when the property was put on the market for sale;*
- B The Interim Moratorium Period ended without notice of intended bidder or the Full Moratorium Period ended – *the latter is the case here;*
- C The Protected Period has not ended – *as is the case here.*

As the White Lion was sold within the Protected Period it is no longer an ACV.

P43. Public open Space

No further submission from the applicants has been made with regard to a financial contribution towards public open space provision. A fourth reason for refusal is therefore recommended on this basis.

P.46. Amended **Full Recommendation:**

'It is recommended that, subject to no further or substantive responses to notification and consultation being received by the end of 18th August 2021. The Head of Economy, Planning and Strategic Housing be authorized, in consultation with the Chairman, to REFUSE planning permission for the following reasons:'

Amend reason for refusal 1 to delete the final phrase '...with the status of an Asset of Community Value.'

Add reason for refusal:

- '4. The proposal fails to make adequate provision for the open space needs of future occupiers contrary to the requirements of Rushmoor Local Plan Policy DE6.'

**DEVELOPMENT CONTROL COMMITTEE – 18TH AUGUST 2021
DECLARATIONS OF INTEREST**

NAME: COUNCILLOR _____

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

Agenda Item No.	Planning Application No.	Application Address	Reason

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 21st July, 2021 at the Council Chamber, Council Offices, Farnborough at 7.00 pm.

Voting Members

Cllr C.J. Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

Cllr P.I.C. Crerar
Cllr Michael Hope
Cllr J.H. Marsh
Cllr Nadia Martin
Cllr S.J. Masterson
Cllr T.W. Mitchell
Cllr Sophie Porter
Cllr Nem Thapa

Non-Voting Member

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

An apology for absence was submitted on behalf of Cllr Mrs. D.B. Bedford.

12. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. All Members who had or believed that they had any interest under Rushmoor Borough Council's Councillor Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting disclosed that interest at the start of the meeting or as soon as possible thereafter and took the necessary steps in light of their interest as to any participation in the agenda item:

Member	Application No. and Address	Interest	Reason
Cllr Nem Thapa	21/00333/FULPP Parsons Barracks Car Park, Ordnance Road, Aldershot	For noting	Has been lobbied by BCCUK but has remained neutral before the meeting

Cllr Sophie Porter	21/00333/FULPP Parsons Barracks Car Park, Ordnance Road, Aldershot	For noting	Attends the Temple adjacent to site for services and is an acquaintance of some of the members, however her mind remains open on the planning application
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13. **REPRESENTATIONS BY THE PUBLIC**

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

Application No.	Address	Representation	In support of or against the application
21/00333/FULPP	Parsons Barracks Car Park	Mr. G. Inglis	Against
		Ms. J. Kemp	In support
21/00231/FULPP	Nos. 209-211 Lynchford Road, Farnborough	Mr. M. Ford	Against
		Ms. K. Collins	In support

14. **MINUTES**

Subject to the amendments as follows, the minutes were agreed and signed by the Chairman:

Declarations of interest – to be amended to read:

“Having regard to the Members’ Code of Conduct, the following declarations of interest were made. All Members who had or believed that they had any interest under Rushmoor Borough Council’s Councillor Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting disclosed that interest at the start of the meeting or as soon as possible thereafter and took the necessary steps in light of their interest as to any participation in the agenda item.”

Next to the names of Cllr Bedford and Cllr Masterson, it was agreed that, rather than saying “non-registerable”, the minutes should be amended to read “for noting”. In

addition, next to Cllr Stewart in relation to the two Conference Centre items and the Aldershot Heritage Trail item, the minutes should be amended to state “for noting”.

15. APPOINTMENT TO THE STANDING CONSULTATION GROUP

RESOLVED: That the appointment of Cllr J.H. Marsh to the vacant place on the Standing Consultation Group for the remainder of the 2021/22 Municipal Year be agreed.

16. PLANNING APPLICATIONS

RESOLVED: That

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

* 21/00333/FULPP Parsons Barracks Car Park, Ordnance Road, Aldershot

(ii) the following application be determined by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman:

* 21/00231/FULPP Nos. 209-211 Lynchford Road, Farnborough

(iii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council’s Scheme of Delegation, more particularly specified in Section “D” of the Head of Economy, Planning and Strategic Housing’s Report No. EPSH2119, be noted;

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

20/00400/FULPP Land at former Lafarge site, Hollybush Lane, Aldershot

21/00271/FULPP Block 3, Queensmead, Farnborough

21/00074/FULPP ASDA Click and Collect Facility, Farnborough

* The Head of Economy, Planning and Strategic Housing’s Report No. EPSH2119 in respect of these applications was amended at the meeting

17. APPLICATION NO. 21/00333/FULPP - PARSONS BARRACKS CAR PARK, ORDNANCE ROAD, ALDERSHOT

The Committee received representations from Mr. Gerald Inglis (against) and Ms. Jo Kemp (in support) before considering the Head of Economy, Planning and Strategic Housing’s Report No. EPSH2119 in respect of Planning Application No. 21/00333/FULPP (Parsons Barracks Car Park, Ordnance Road, Aldershot). The Report was updated and amended at the meeting.

The application was for the erection of a three-storey, 66 bed residential care home for elderly people needing dementia support with associated car parking, access and landscaping.

During deliberations, the Committee raised questions regarding the overall car parking capacity in the town centre taking into account the loss of the Parsons Barracks Car Park. In response, the Committee was advised that work had been done using the Aldershot Parking Study and this showed there would be sufficient parking spaces available in the town centre, even allowing for the loss of the Co-op and High Street Car Parks. Members were also advised of the average daily usage figures for 2019 of the Parsons Barracks Car Park. Members were reminded that the planning application included five public spaces which would be provided on site and would be protected for public use by a planning condition (as amended at the meeting). It was also explained that the current thirteen spaces that were on the access road to Aldershot Town Football Club adjacent to the Parsons Barracks Car Park were not part of the planning application site and would therefore remain available for public use. These were currently thirteen generous parking spaces that could be changed to provide parking for fifteen vehicles.

RESOLVED: That planning permission be approved, subject to the conditions and informatives set out in the Head of Economy, Planning and Strategic Housing's Report No. EPSH2119 and as amended at the meeting.

18. **APPLICATION NO. 21/00231/FULPP - NOS. 209-211 LYNCHFORD ROAD, FARNBOROUGH**

The Committee received representations from Mr. Mark Ford (against) and Ms Kay Collins (in support) before considering the Head of Economy, Planning and Strategic Housing's Report No. EPSH2119 in respect of Application No. 21/00231/FULPP (Nos. 209-211 Lynchford Road, Farnborough), which was updated and amended at the meeting.

The application was for the erection of an apartment building and ten terraced houses, comprising a total of seventeen dwellings (three 1-bedroom, four 2-bedroom and ten 3-bedroom) with associated landscaping and parking, with vehicular access from Morris Road, following the demolition of all buildings on the site.

RESOLVED: That, subject to:

- (i) the completion of a satisfactory Section 106 Planning Agreement between the applicants and Rushmoor Borough Council by 30th September 2021 to secure the required Thames Basin Heaths Special Protection Area, Strategic Access Management and Monitoring and Public Open Space financial contributions and to ensure the development is subject to a late-stage economic viability review and to prevent ground rents being made in view of affordability;
- (ii) receipt of amended surface water drainage plans and details and Hampshire County Council as Lead Local Flood Authority confirming that they have no objections to the proposals as amended in this respect;

- (iii) any additional condition necessary as a result of representations from Hampshire County Council as Lead Local Flood Authority arising from assessment of the submitted amended surface water drainage plans;
- (iv) receipt of habitat survey information and the Council's Ecology and Biodiversity Officer confirming that they have no objections to the proposals as amended in this respect; and
- (v) any additional condition necessary as a result of assessment by the Council's Ecology and Biodiversity Officer of habitat survey information

the Head of Economy, Planning and Strategic Housing, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in Report No. EPSH2119 (as amended at the meeting).

19. APPEALS PROGRESS REPORT

Application No.	Description	Decision
20/00830/FULPP	Against the refusal of planning permission for the erection of a detached garage to the front of No. 68 Pierrefondes Avenue, Farnborough.	Dismissed
19/00237/EDC	Against the refusal of a Certificate of Lawful Existing Use in respect of the use of the dwelling house at No. 68 Salisbury Gardens, Farnborough as a House in Multiple Occupation with eight bedsitting rooms and shared facilities has been withdrawn by the appellant.	Withdrawn

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2120 be noted.

20. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT

Enforcement Reference No.	Description of Breach
21/00103/UNTIDY	The property at No. 1 Blunden Road, Farnborough is a semi-detached bungalow located in a prominent position close to the junction of Blunden Road and West Heath Road. The property has been brought to the attention of the Council's Corporate Empty Homes Group and has an absentee owner who is refusing to engage with the Council to keep the property tidy. In this respect the owner has been provided with ample opportunity to take the necessary steps in this respect.

The long-term failure to keep the external areas of the

property tidy and free from thick undergrowth with weeds, which is considered to have a material impact on the visual character and appearance of the area. The overgrowth has, this year, now completely covered the on-site parking spaces at the property such that it is no longer possible to park on the property. As such, it is considered appropriate for the Council to take enforcement action using Section 215 of the Town and Country Planning Act 1990 to require the external areas of the property to have the overgrowth of vegetation removed.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2121 be noted.

21. **ESSO PIPELINE UPDATE**

The Head of Economy, Planning and Strategic Housing updated the Committee on the current position with regard to the Development Consent Order issued in respect of the major infrastructure project to renew and partially re-align the Southampton to London fuel pipeline which crosses the Borough of Rushmoor (RBC Ref: 19/00432/PINS).

It was noted that the Council had opposed the process being taken by Esso regarding the issue of trenching in Queen Elizabeth Park in Farnborough. It was therefore necessary for the Council to make some decisions within the terms of the Development Consent Order and how far the Council was able to exercise its judgement. The Council has appointed a Barrister, through whom a significant number of clarifications had been sought. It was expected to have an answer from Esso within the next few days. The main issue of concern for the Council was how trenching might impact on surrounding trees.

The Committee was advised that the Leader of the Council and the Member of Parliament for Aldershot had written to Esso to request that the company takes account of concerns regarding plans for Queen Elizabeth Park in Farnborough.

Members would be kept updated on issues and officers were in regular consultation with the Chairman of the Committee and the Cabinet Portfolio Holder.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's update be noted.

The meeting closed at 8.48 pm.

CLLR C.J. STEWART (CHAIRMAN)

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Development Management Committee

Appendix "A"

Application No. & Date Valid: **21/00333/FULPP** **23rd April 2021**

Proposal: Erection of 3 storey, 66-bed care home for general residential and dementia elderly people, with associated car parking, access and landscaping at **Parsons Barracks Car Park Ordnance Road Aldershot Hampshire**

Applicant: LNT Care Developments

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

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

2 The permission hereby granted shall be carried out in accordance with the following approved drawings and documents - GU11 2EU-A-01, GU11 2EU-A-02A, GU11 2EU-A-03A, GU11 2EU-A-04, GU11 2EU-A-05, GU11 2EU-A-05.1, GU11 2EU-A-05.3, & GU11 2EU-A-05.4; Design & Access Statement; Planning Statement; Transport Statement & Travel Plan; Arboricultural Report and separate Appendix 7 : Arboricultural Implications Assessment Plan; Site Drainage details/proposals (comprising Drawing Nos.GU112EU-CHG-ZO-00-DR-C-0001 REV.P1, GU112EU-CHG-ZO-00-DR-C-0002 REV.P1 & GU12 EU-CHG-XX-00-DR-C-0300 REV.P2, SiteCheck Flood Report Sheets, Storm Sewer Design Calcs & Thames Water Drainage Connection Conditional Consent); Sustainability Statement; Geoenvironmental Appraisal; Applicant's covering letter; and Response to Objections (received on 23/06/2021).

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

3 Notwithstanding any indication of details which may have been given in the application, or in the absence of such information, construction of the following elements of the development hereby approved [the external walls,

roofing materials, window frames/glazing, rainwater goods, any new external ground hard-surfacing materials, and any new means of enclosure] 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.

Reason - To ensure satisfactory external appearance. *

- 4 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.

- 5 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(s) shall be used only for the purpose of a Use Class C2 care home and be occupied solely by persons whom are mentally and/or physically frail; have mobility problems; suffer from paralysis or partial paralysis; or are in need of assistance with the normal activities of life. No vehicle parking/storage facilities shall be provided on site for residents. The care home hereby permitted shall not be used for any other purposes, including any other purpose within Use Class C2, without the prior permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; to protect the amenities of neighbouring residential properties; and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 6 The care home shall provide a maximum of 66 client bed spaces only unless with the prior written permission of the Local Planning Authority.

Reason - For the avoidance of doubt; to ensure no harm arises to the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area; and in the interests of the safety and convenience of highway users.

- 7 For the avoidance of doubt, there shall be no self-containment and/or staff accommodation provided within the Care Home the subject of this permission.

Reason - To ensure that there is no creation of self-contained and/or ancillary staff residential accommodation to ensure that no impact upon the nature conservation interests and objectives of the Thames Basin Heaths Special Protection Area would arise.

- 8 The care home the subject of this permission shall not be occupied until the 29 parking spaces shown to be provided and/or made available solely for care home staff and/or visitors as shown on the approved plans have been constructed and/or made available for such use. Thereafter the parking spaces shall be kept available at all times for such parking purposes and 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 and retention of adequate off-street car parking to serve the development at all times.

- 9 The development hereby approved shall be implemented and completed in full incorporating the drainage measures as specified by the on-site Drainage Strategy plans, details and documentation submitted with the application (as amended). The approved surface water drainage system shall subsequently be retained and kept fully operational at all times in accordance with the approved details. In this respect, surface water discharge to the public sewer network shall be limited to 38.7 l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority. Any revised details submitted for approval in this respect must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.

Reason - To ensure adequate surface water drainage having regard to the requirements of adopted New Rushmoor Local Plan (2014-2032) Policy NE8.

- 10 The 5 on-site parking spaces to be provided so as to be approached from the adjoining private access road as shown shaded pink on the amended Site Layout Plan

GU11 2EU-A-03A received by the Local Planning Authority on 23 June 2021 shall be laid out as indicated and subsequently provided and kept made available in perpetuity at all times for general public parking use. Furthermore, the 15 in-line parking spaces located along the north side of the private access road within and adjacent to the boundary of the application site shared with Aldershot Telephone Exchange shall also be kept made available in perpetuity at all times for general public parking use.

Reason - In the interests of the safety and convenience of highway users.

- 11 Prior to the first occupation of the Care Home the subject of this permission, notwithstanding the indications for landscape planting shown on the plans hereby approved, a fully detailed landscape and planting scheme (to include landscaping incorporating biodiversity enhancement measures (such as the provision of appropriate bat or bird boxes at the site) 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 and biodiversity enhancement. *

- 12 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 re-occupation of the building the subject of this permission 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 and the amenities of occupiers of adjoining residential properties are adequately protected.

- 13 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, 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) 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. *

- 14 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.

- 15 The existing trees, hedges and landscape planting on the application site which are to be retained shall be adequately protected from damage during site clearance and works in accordance with the means and measures specified in the JAC Ltd. Arboricultural Report reference 15464/EW submitted with the application and hereby approved.

Reason - To preserve the amenity and biodiversity value of the retained trees and landscaping.

- 16 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.

- 17 The development hereby approved shall not be occupied until measures to protect buildings from traffic or other external noise have been implemented in accordance with a scheme to include, for example, bunds, acoustic barriers and double glazing which has been first submitted to and approved in writing by the Local Planning Authority.

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

**Development Management
Committee 18th August 2021**

**Head of Economy, Planning
and Strategic Housing
Report No.EPSH2123**

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 Coordinator in Democratic Services by 5pm on the Tuesday immediately preceding the Committee meeting. It is **not** possible to arrange to speak to the Committee at the Committee meeting itself.

6. Late Representations

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

final closing date for comment falls **after** the date of the Committee meeting, this will be highlighted in the report and the recommendation caveated accordingly.

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

7. Financial Implications

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

Tim Mills
Head of Economy, Planning and Strategic Housing

Background Papers

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

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Section A

Future items for Committee

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

Item	Reference	Description and address
1	20/00400/FULPP	<p>Development of site to create a leisure facility comprising aquatic sports centre including cafe, gym, equestrian centre accommodation and ancillary facilities; equestrian centre and associated stabling; 21 floating holiday lodges with associated car parking, landscaping and bund (revised proposals submitted 2 February 2021)</p> <p>Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire</p> <p>Further discussion of submissions and consultation responses is in progress. It is therefore too early to bring this application to Committee. Site Visit to be arranged.</p>
2	21/00271/FULPP	<p>Erection of an extension to Kingsmead Shopping Centre; commercial, business and service uses on the ground floor (3,088sqm), 104 apartments over nine floors, private amenity space, 53 car parking spaces, up to 222 bicycle parking spaces, a bridge link and alterations to existing block 2 car park and the meads, a new entrance to The Meads shopping centre</p> <p>Block 3 Queensmead Farnborough Hampshire</p> <p>This application is the subject of a request from the applicant for an extension of time to consider further amendments.</p>

3	21/00476/FULPP	<p>Change of use from public house (Sui Generis) at ground floor to grocery shop (E Use Class) with ancillary accommodation above (Further Information received).</p> <p>The Royal Staff 37A Mount Pleasant Road Aldershot Hampshire</p> <p>This application has only recently been received and consultation is under way.</p>
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Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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

Case Officer	Chris Jones
Application No.	21/00074/FULPP
Date Valid	4th February 2021
Expiry date of consultations	10th March 2021
Proposal	Construction of new Home Shopping storage areas and associated coldrooms, construction of new click & collect canopy and associated steelworks and associated works
Address	ASDA Westmead Farnborough Hampshire GU14 7LT
Ward	Empress
Applicant	ASDA Asda Stores Ltd
Agent	Mr Will Kilpatrick
Recommendation	Refuse
Case Officer	Chris Jones
Application No.	21/00075/ADVPP
Date Valid	4th February 2021
Expiry date of consultations	10 th March 2021
Proposal	Display of four internally illuminated fascia signs on proposed new Click & Collect Canopies at rear of building
Address	ASDA Westmead Farnborough Hampshire GU14 7LT
Ward	Empress

Applicant ASDA Asda Stores Ltd

Agent Mr Will Kilpatrick

Recommendation **Refuse**

Description

The above planning and advertisement consent applications relate to the rear of the Asda store which faces onto Westmead, a service road running between the rear of units facing Queensmead and the Asda/Princes Mead development. In the originally approved design for the store, the area to the rear of the store outside the main service yard comprised a relatively small hard surfaced area with the remainder being grass and landscaping with a number of trees. In June 2016, the Council granted planning permission for "Construction of a 'Home Shopping' link canopy and van loading canopy with 3m high fence and other associated works" 16/00027/FUL, and this development was subsequently carried out. The proposal included some enhancement to the landscaping and the provision of a knee-rail around the grassed area, to prevent unauthorised parking on the grass.

Planning application 21/00074/FULPP proposes to create a new customer click and collect facility, with three customer bays, situated beneath a canopy. A waiting space would be provided behind each customer service bay. The existing hardstanding would be enlarged and a new vehicular ingress from the highway would be provided to create a one-way system. Customers' vehicles leaving the facility would use the existing opening which also serves as entrance and exit for the Home Delivery vehicles. The canopy would consist of a profiled metal roof supported on a steel framework. It would measure 9.49m by 6.34m and would be 3.9m high. The submitted plans indicate that illuminated fascia signs would be added to the canopy, which are the subject of a separate application for Express Advertisement Consent 21/00075/ADVPP considered within this report.

Amended plans were submitted to clarify the direction of travel through the click and collect facility as the previously submitted drawings showed conflicting information. The plans also indicated that some additional tree planting would added to the remaining verge.

Customer collection lockers have previously been provided to the front of the store, with dedicated parking spaces adjacent to them – these were approved pursuant to planning permission 18/00789/FULPP. The lockers would be removed and the customer parking spaces would be converted to disabled parking bays.

The application description also refers to the creation of new cold rooms that would be associated with the click and collect facility. However, as these involve purely internal works, it is considered that these works do not constitute development requiring planning permission.

Application 21/00075/ADVPP seeks Express Advertisement Consent for illuminated fascia signs that would be added to the proposed click and collect canopy. The signs would be added to each elevation of the canopy and each sign would comprise a non-illuminated fascia, coloured green, with an internally illuminated glow-line running beneath it. On the north and south elevations, a set of internally illuminated letters would be displayed, 0.44m high and giving the store name.

Determination of these applications was delayed to allow submission of further amended plans. However, no such plans have been forthcoming.

Consultee Responses

HCC Highways Development Planning No Objection to either application.

Environmental Health No Objection to planning application, subject to an hours of use condition.

RBC Regeneration Team No comment received.

Neighbours notified

In addition to posting a site notice, 33 individual letters of notification were sent to properties in Queensmead, Dukes Court and Westmead.

Neighbour comments

Objections have been received from the occupiers of Flat 3, Dukes Court, Queensmead in relation to planning application 21/00074/FULPP. Objection reasons: Due to increased traffic, it will have a negative effect on surrounding air quality. It will also increase the noise disturbance affecting residence of Westmead & Dukes Court. Deliveries to the rear of the premises are currently restricted after 10pm however this proposal would allow increased traffic to the rear of the premises until midnight. The respondent asks whether it is appropriate for a busy supermarket to open a click & collect point within 100 yards from their home

Objections have also been received from the occupants of 94 Westmead, Farnborough in relation to the planning application

- 1) Dangerous access to C&C via delivery apron on a blind bend with lorries reversing into Asda's yard, they wait on the apron & in lorry park obscuring vision of vehicles up & down Westmead so having an entrance or exit near to the bend would be hazardous for all.
- 2) Not enough area for parking & moving cars along with home delivery vans (16 soon) being loaded & unloaded & repairs to vans.
- 3) No sound proofing to stop extra noise & nuisance to residences
- 4) Loss of landscaping, loss of trees etc.

No representations were received in relation to the application for advertisement consent.

Policy and determining issues

The site is located within Farnborough Town Centre and within the Primary Shopping Area as defined on the Policies map of the Rushmoor Local Plan and Policies SP2 (Farnborough Town Centre), DE1 (Design in the Built Environment), DE6 (Open Space, Sport and Recreation), IN2 (Transport), NE3 (Trees and Landscaping) and NE8 (Sustainable Drainage Systems) are considered to be relevant to the planning application. Policy DE9 - Advertisements, is considered to be relevant to the application for Express Advertisement Consent.

For the planning application, the main determining issues are considered to be the principle of the development, the impact upon visual amenity and the character of the area, the impact upon residential amenity, highway safety, impact upon amenity trees and provision for surface water drainage.

For the advertisement application, the main determining issues are considered to be the impact upon highway safety, the impact upon adjoining land uses and the impact upon the character of the area.

Commentary

Planning Application 21/00074/FULPP –

Principle-

The application relates to a major Town Centre store and it is considered that a proposal to create a grocery collection facility is acceptable in principle, provided that it complies with relevant policies. The Council has previously supported such proposals, including the provision of collection lockers as approved under planning permission 18/00789/FULPP as noted above and prior to this, when planning permission 15/00079/FULPP was granted for a similar but smaller structure to that currently proposed in the car park to the front of the store. This structure was erected but has since been removed. An important consideration however is where within the premises the structure is located, as the previously approved proposals were located well within the site boundaries and where, unlike the current proposal, they were less likely to have any impact upon adjoining uses or the appearance of the site when viewed from outside the site.

Impact upon Character, Amenity and Trees-

The grassed area upon which it is proposed to erect the canopy is all that remains of the landscaped area that was incorporated in the original design of the Asda/Princes Mead development, which was intended to act as a buffer between the new store and the units opposite them fronting Queensmead and the flats above them, which are addressed as Westmead. At the time when the application for the Home Delivery Canopy was being considered, the majority of the grassed area was being used as an informal carpark by employees of the store and, in many places, the grass had been worn away. It was therefore considered that its amenity value was much reduced. However, while the proposed canopy would result in the permanent loss of a significant section of this land, the planning application also proposed some additional planting and, perhaps more importantly for the current application, the enclosure of the grassed area by a knee-rail to prevent its continued use as an informal parking area. The Council considered that this would result in a significant improvement to the character and amenity of the area and that this would outweigh any adverse impact upon amenity due to the redevelopment of part of the open area and planning permission was granted. The passage of time has shown that the assumptions made by the Council at this time were generally correct and it is considered that the land, together with the birch and pine trees that grow upon it, may be considered as amenity land that is afforded protection by Policy DE6 of the Rushmoor Local Plan. The proposal would result in the majority of the remaining grassed area being removed, leaving only a narrow strip around the road edge, varying between 0.8m in width to 1.5m adjoining the canopy. While amended plans have been submitted to show some trees would be planted on this strip, it is considered that they are unlikely to provide any significant screening of the installation (particularly as the canopy would feature illuminated fascia signs) and would not compensate for the loss of the open area and the established trees on the land, which are

part of the landscaping of the development. In consequence of the above, it is considered that the proposal would fail to include high quality design that respects the character of the area, fails to make a positive contribution to the public realm, would result in the loss of open space having amenity value and would result in the loss of amenity trees worthy of retention. The proposal is thus contrary to Policies DE1, DE6 and NE3.

Impact upon Residential Amenity-

The proposed click and collect facility would be located approximately 31m from the flats opposite in Westmead and 26m from those in Dukes Court. These adjoining properties already experience noise from delivery vehicles entering and leaving the store's main service yard, from home delivery vehicles and from delivery vehicles delivering to the other stores in Queens Mead and Princes Mead. While this is perhaps to be expected in a town centre location, it is considered that the proposal would result in an increase in traffic flows in this area, and also would introduce a new type of traffic here, as customers of the store currently have no reason to travel to the rear of the store. If the facility is popular, the number of vehicle movements could be significant. The applicant originally indicated that the facility would be open for the same hours as the store, which are 0700 – 0000hrs Monday to Friday, 0700-2200hrs on Saturdays and 1000-1600hrs on Sundays. However, in response to concerns, the applicants have indicated that they would accept a condition limiting the hours to 0800-2000hrs and on that basis, Environmental Health do not consider that a noise nuisance would occur, and have raised no objection to the proposal, subject to the imposition of such a condition. Nevertheless, it is considered that the increased traffic and activity in this area will have some impact upon residential amenity. It is considered that the proposal to remove existing established trees and landscaping and to replace them with increased hardstanding and a structure bearing illuminated advertisements in an area without similar advertisements will have a detrimental impact upon the outlook of the residents in the nearby flats. It is therefore considered that the combined effect of increased traffic and noise and the loss of trees and amenity land would result in significant harm to residential amenity and is thus contrary to Policy DE1 of the Rushmoor Local Plan.

Highway Safety-

The proposal would involve the creation of a new vehicular access point from the highway, which would be located on a curve in the road. With the one-way system proposed, Hampshire County Council's Development Planners have raised no objection to the proposal on Highway Safety grounds. It is considered that the layout proposed does give rise to the possibility for conflicting movements between the customers using the click and collect facility and Home Delivery drivers reversing out of the loading canopy and for delivery vans returning to the site. However, as there will ample opportunity for these vehicles to enter and leave the site while customers' vehicles are being loaded, it is considered that the arrangements are unlikely to result in serious accident. Part of the existing hardstanding where the click and collect facility would be constructed is currently used to park the store's Home Delivery vans when not in use and four vehicles are commonly seen to be parked here. No explanation has been given as to where these vehicles will be parked in the current application. However, there are roadside parking bays in which the vehicles could be lawfully parked as they were prior to the construction of the Home Delivery Canopy and if such spaces were insufficient, there is no doubt that they could be parked elsewhere within the store's carpark. An objection on highway safety grounds cannot therefore be sustained on this basis. It is noted however that if the store resumed parking of the delivery vans on the highway as prior to the construction of the Home Delivery Canopy, this would be an indication that the proposal would undermine the improvements to the area that have previously been achieved.

Surface Water Drainage-

The proposal involves an increase in the area of hardstanding and the proposal gives no indication of how surface water runoff would be dealt with. This could be dealt with by a condition if the Council were minded to grant planning permission.

Conclusion –

It is considered that while the applicant's desire to provide a click and collect facility at this store is entirely reasonable, the location proposed would have a disproportionately great and adverse impact upon the amenity of the area and the outlook and amenity of nearby residents when compared with any other position within the store or its car park that might have been chosen. The location appears to have been selected with the convenience of the staff as being the primary consideration and no evidence has been provided to show that this is the only practical location for the facility. Accordingly, having regard to the harm that the proposal would have upon the character and amenity of the area and upon residential amenity, the proposal should be refused on the grounds that it is contrary to Policies DE1, DE6 and NE3 of the Rushmoor Local Plan.

Advertisement Consent application 21/00075/ADVPP –

Impact on Highway Safety-

With respect to the impact of the proposed advertisements upon highway safety, it is noted that the Local Highways Authority have raised no objection to the proposal on these grounds.

Impact upon Adjoining Land Uses and Character of the Area-

With regard to the impact upon adjoining land uses, it is considered that the proposal would have little impact upon the commercial units on the opposite side of Westmead. The proposed advertisements would be visible from the residential flats over the commercial units and from those in Dukes Court. There are no existing illuminated advertisements in this area and there is concern that the current proposal to add illuminated advertisements to the canopy would add to the adverse impact upon residential outlook that would arise from the removal of the existing landscaped area and established trees that would be necessary to construct the proposed click and collect facility.

Similarly, it is considered that the proposal to add illuminated advertisements to the canopy would increase the detrimental impact of the proposal upon the character of the area that would result from the removal of established trees and landscaping that would be required in order to carry out the development proposed in planning application 21/00074/FULPP.

It is therefore considered that the proposal, in combination with the construction of the click and collect facility, would have a detrimental impact upon the amenity of the nearby residents and upon the general character and visual amenity of the area and is therefore contrary to Policy DE9 of the Rushmoor Local Plan.

Full Recommendation

It is recommended that:

Recommendation A -

In respect of planning application 21/00074/FULPP – planning permission be REFUSED for the following reasons:

- 1 The proposal would result in the loss of an amenity area and trees having amenity value and would replace them with an incongruous structure with illuminated advertisements, to the detriment of the character and amenity of the area and therefore fails to provide high quality design that respects the character and appearance of the area or to improve the quality of the built environment and is therefore contrary to Policies DE1, DE6 and NE3 of the Rushmoor Local Plan.
- 2 The proposal would have a detrimental impact upon the amenity of the nearby residents by reason of the increased traffic and activity at the rear of the building and the adverse impact upon the outlook from these properties due to the loss of established amenity trees and landscaping and their replacement with hardstanding and a structure bearing illuminated advertisements, contrary to Policy DE1 of the Rushmoor Local Plan.

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.

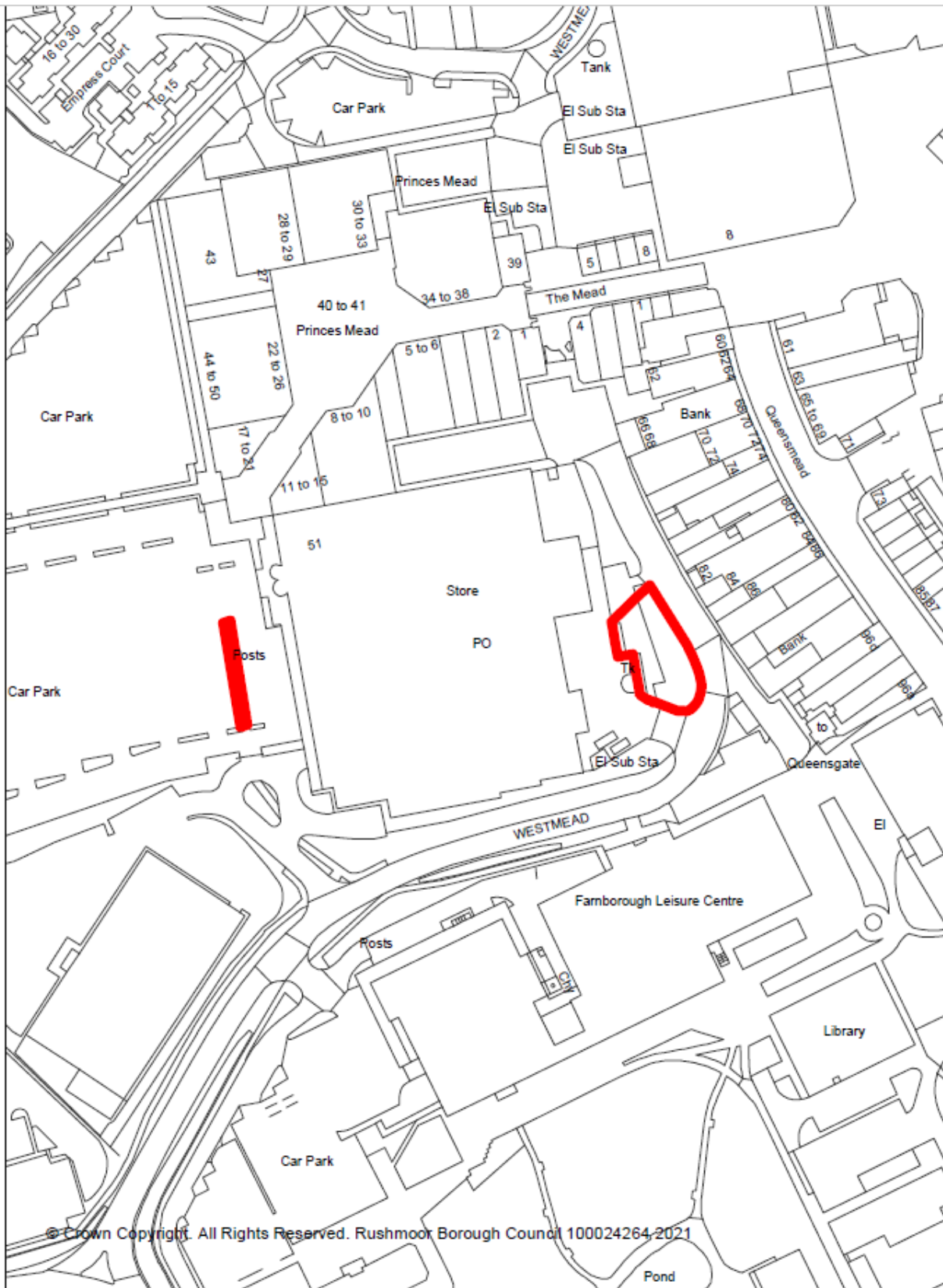
Recommendation B

Application for Express Advertise Consent 21/00075/ADVPP be REFUSED for the following reasons:

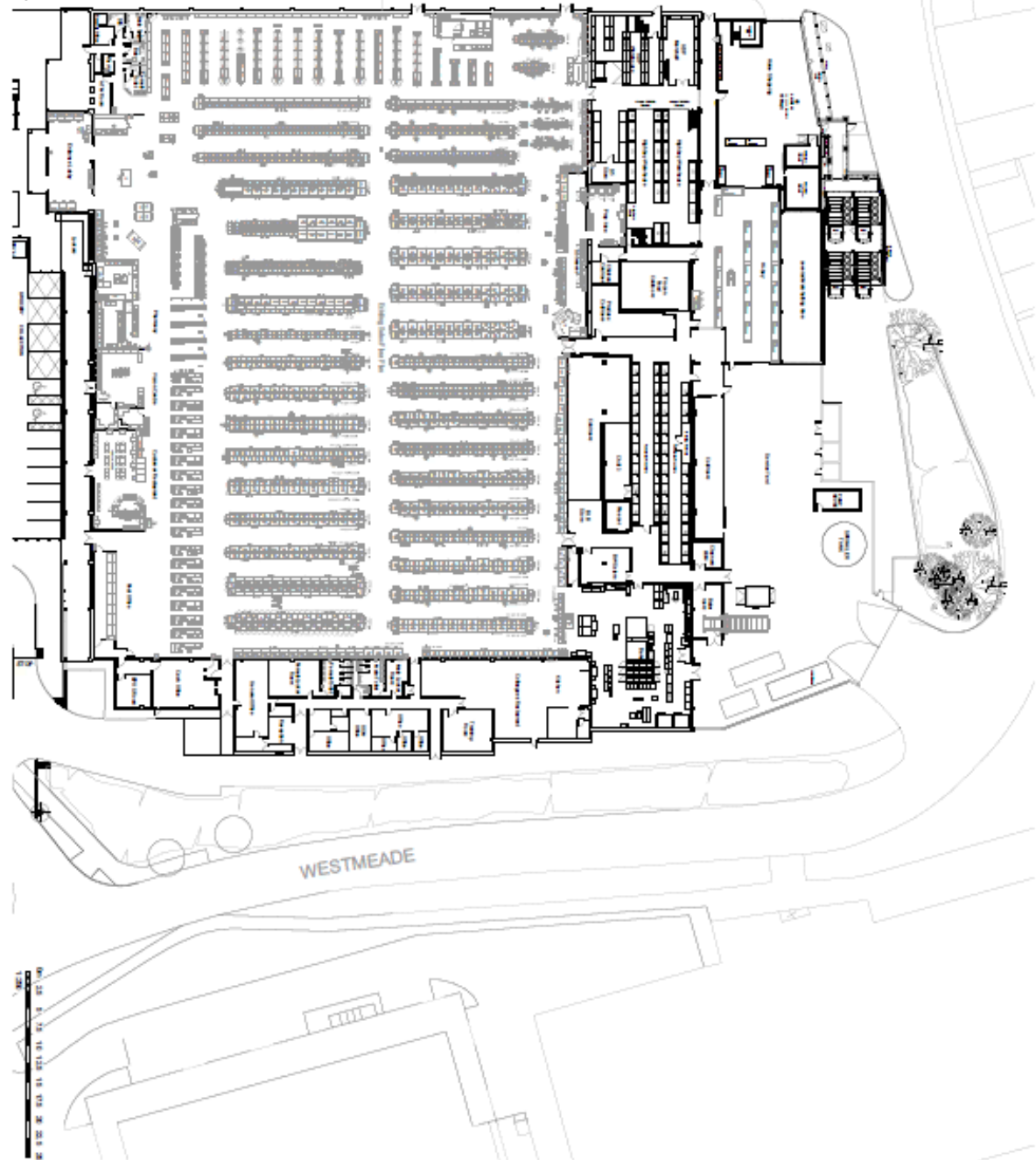
- 1 The proposed illuminated advertisements in combination with the construction of the click and collect facility, would have a detrimental impact upon the amenity of the nearby residents and upon the general character and visual amenity of the area and is therefore contrary to Policy DE9 of the Rushmoor Local Plan.

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.



EXISTING GROUND FLOOR PLAN



1:200
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ASDA

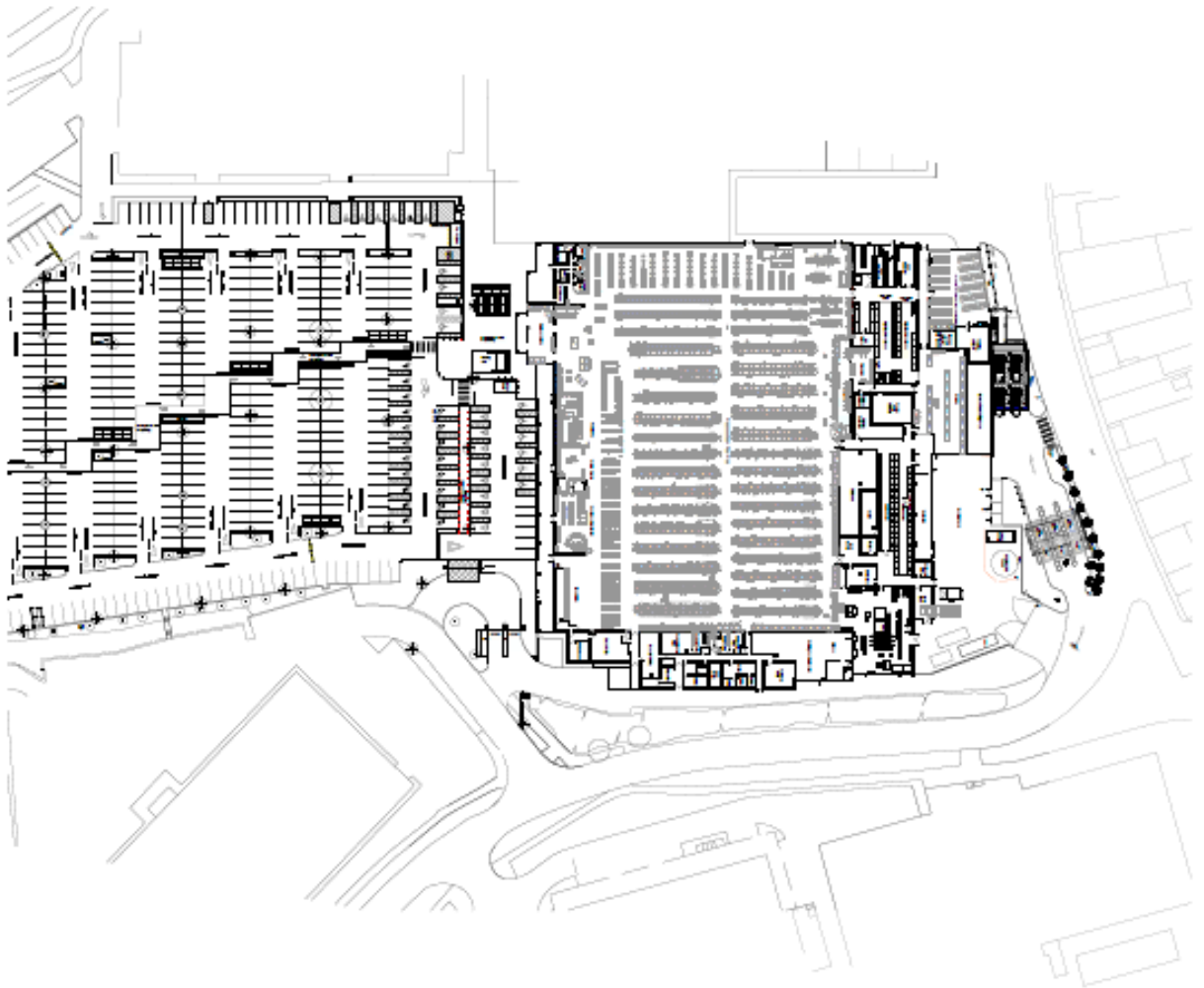
PROJECT: HUNTERS HOPPING
 WORKS: ASDA/WHOLESALE
 EXISTING GROUND FLOOR PLAN

DATE: 10/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT MANAGER: [Name]

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NOTES TO ARCHITECTS, ENGINEERS, CONTRACTORS AND SUPPLIERS:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.A.S. STANDARDS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC AREAS AT ALL TIMES.
 4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND ENGINEER.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
 8. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKERS AND THE PUBLIC.
 10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

SCHEDULE OF MATERIALS

ITEM	QUANTITY	UNIT
CEMENT	100	TONNES
AGGREGATE	200	CUM
STEEL	50	TONNES
CONCRETE	1000	CUM
PAINT	100	LITRES
GLASS	100	SQ. METRES
ROOFING	100	SQ. METRES
MECHANICAL	100	TONNES
ELECTRICAL	100	TONNES
PLUMBING	100	TONNES
LANDSCAPE	100	SQ. METRES
PAVING	100	SQ. METRES
ROOFING	100	SQ. METRES
MECHANICAL	100	TONNES
ELECTRICAL	100	TONNES
PLUMBING	100	TONNES
LANDSCAPE	100	SQ. METRES
PAVING	100	SQ. METRES

NO.	DESCRIPTION	UNIT	QUANTITY
1	CEMENT	TONNES	100
2	AGGREGATE	CUM	200
3	STEEL	TONNES	50
4	CONCRETE	CUM	1000
5	PAINT	LITRES	100
6	GLASS	SQ. METRES	100
7	ROOFING	SQ. METRES	100
8	MECHANICAL	TONNES	100
9	ELECTRICAL	TONNES	100
10	PLUMBING	TONNES	100
11	LANDSCAPE	SQ. METRES	100
12	PAVING	SQ. METRES	100
13	ROOFING	SQ. METRES	100
14	MECHANICAL	TONNES	100
15	ELECTRICAL	TONNES	100
16	PLUMBING	TONNES	100
17	LANDSCAPE	SQ. METRES	100
18	PAVING	SQ. METRES	100



PROJECT INFORMATION
 PROJECT NAME: [REDACTED]
 CLIENT: [REDACTED]
 PROJECT LOCATION: [REDACTED]

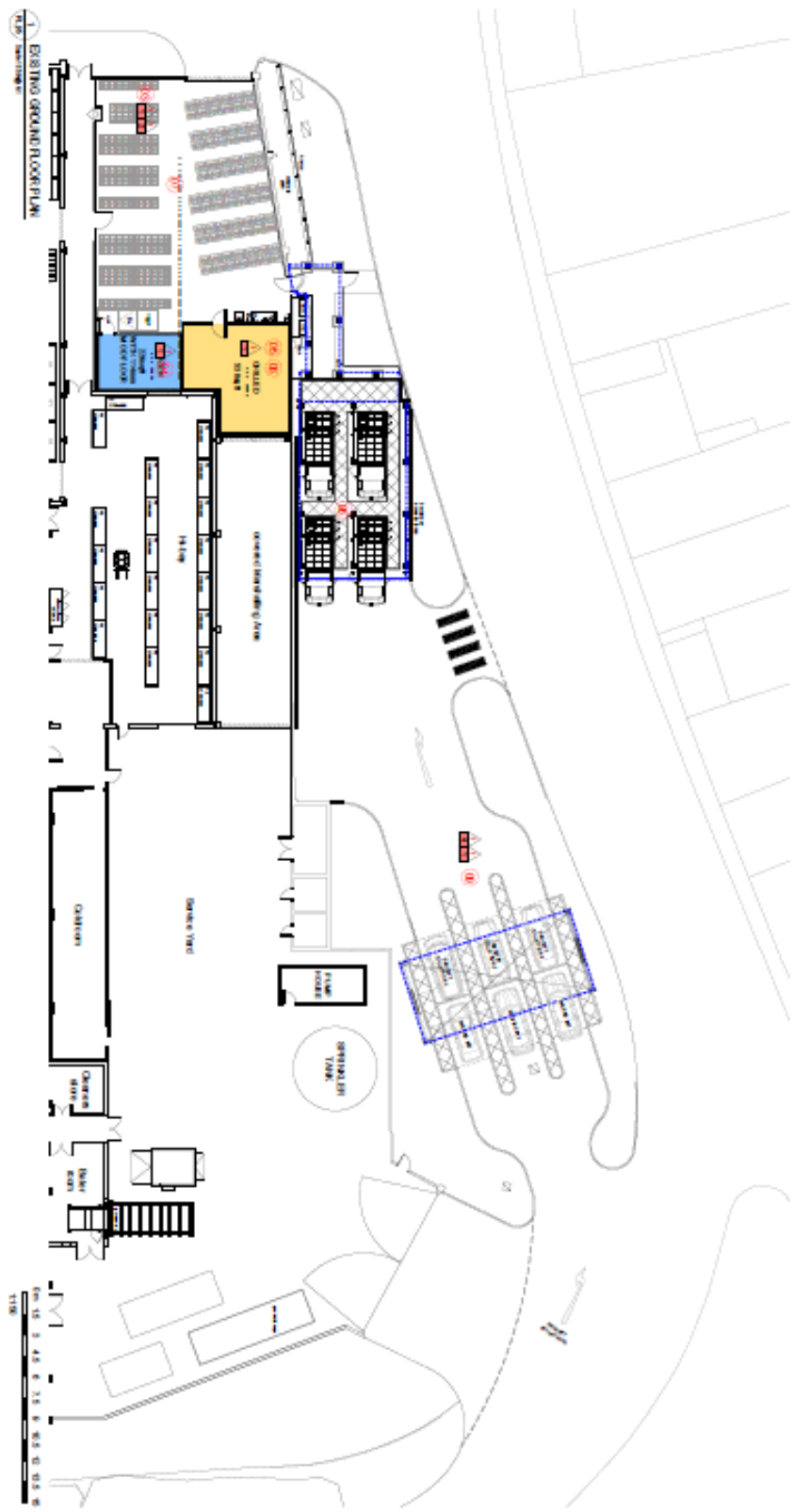
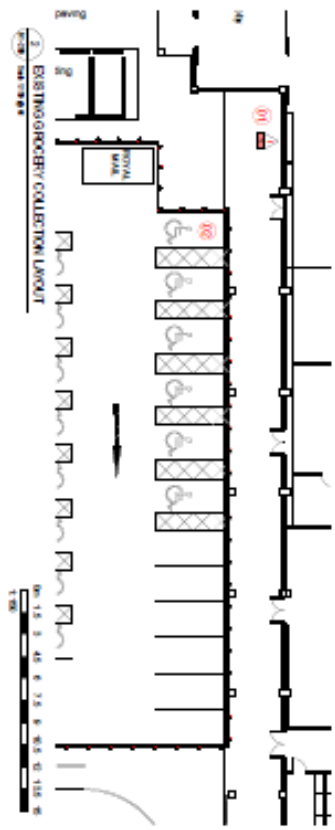
CLIENT INFORMATION
 NAME: [REDACTED]
 ADDRESS: [REDACTED]
 CONTACT: [REDACTED]

DESIGNER INFORMATION
 NAME: [REDACTED]
 ADDRESS: [REDACTED]
 CONTACT: [REDACTED]

DATE: [REDACTED]

- 1. GENERAL NOTES:**
1. Existing structure to be retained and reinforced with new concrete, steel and masonry and to be strengthened.
 2. All existing structure to be reinforced with new concrete, steel and masonry and to be strengthened.
 3. Existing structure to be reinforced with new concrete, steel and masonry and to be strengthened.
 4. All existing structure to be reinforced with new concrete, steel and masonry and to be strengthened.
 5. Existing structure to be reinforced with new concrete, steel and masonry and to be strengthened.
 6. Existing structure to be reinforced with new concrete, steel and masonry and to be strengthened.
 7. Existing structure to be reinforced with new concrete, steel and masonry and to be strengthened.
 8. Existing structure to be reinforced with new concrete, steel and masonry and to be strengthened.
 9. Existing structure to be reinforced with new concrete, steel and masonry and to be strengthened.
 10. Existing structure to be reinforced with new concrete, steel and masonry and to be strengthened.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR TENDER	10/10/2023
2
3
4
5
6
7
8
9
10



1. GENERAL NOTES:

The design is based on the following assumptions:

- 1. The design is based on the following assumptions.
- 2. The design is based on the following assumptions.
- 3. The design is based on the following assumptions.
- 4. The design is based on the following assumptions.
- 5. The design is based on the following assumptions.
- 6. The design is based on the following assumptions.
- 7. The design is based on the following assumptions.
- 8. The design is based on the following assumptions.
- 9. The design is based on the following assumptions.
- 10. The design is based on the following assumptions.

- LEGEND:**
- Existing structure to be retained
 - Existing structure to be reinforced
 - Existing structure to be demolished
 - Existing structure to be demolished

ASDA

PLANNING

PROPOSED REINFORCEMENT
ASDA MEMBERSHIP

PROPOSED HOME
SHEPHERD LAYOUT

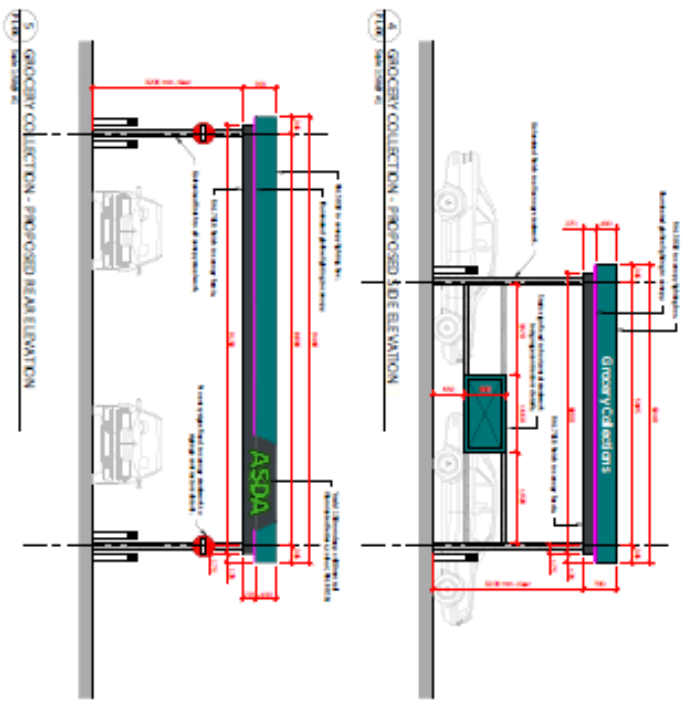
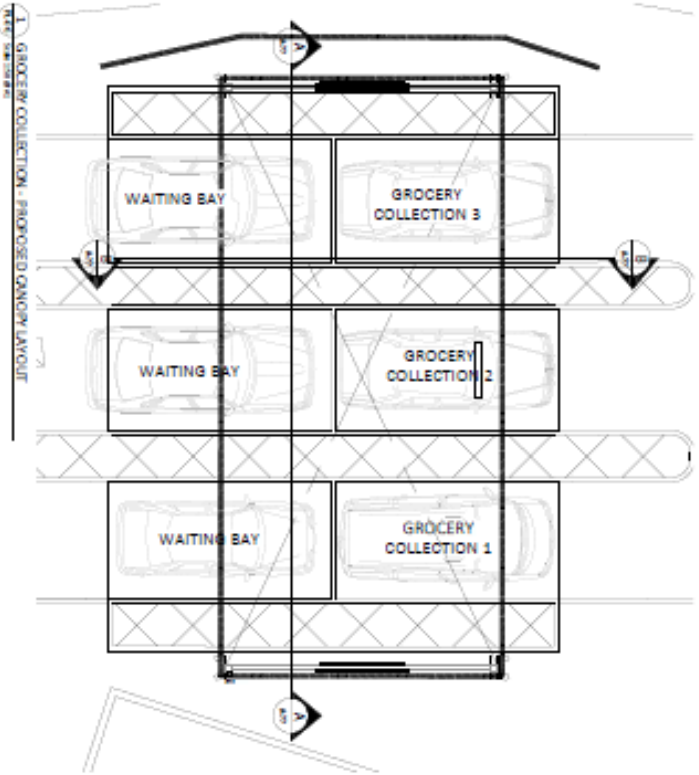
DATE: 10/10/2023

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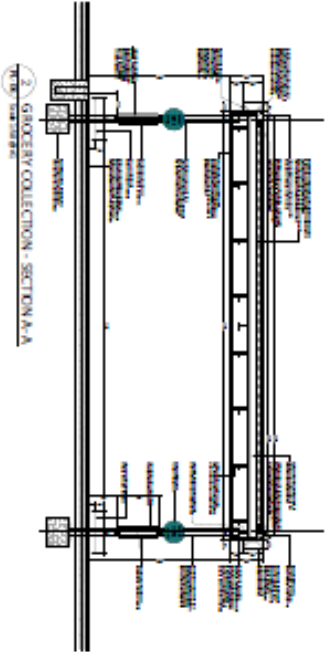
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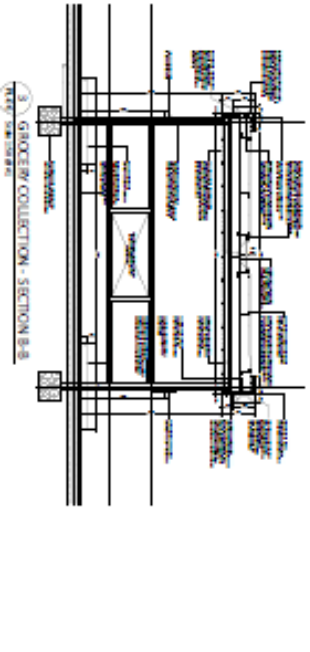
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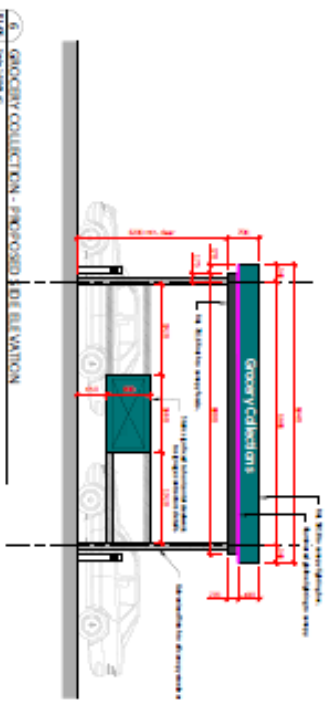
5. GROCERY COLLECTION - PROPOSED REAR ELEVATION



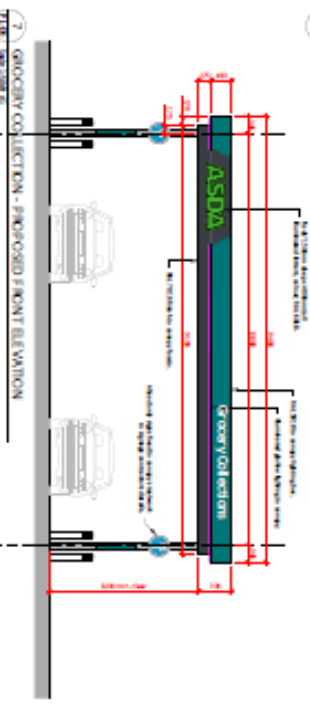
2. GROCERY COLLECTION - SECTION A-A



3. GROCERY COLLECTION - SECTION B-B



6. GROCERY COLLECTION - PROPOSED DE ELEVATION



7. GROCERY COLLECTION - PROPOSED FRONT ELEVATION

PROPOSED HOME SHOPPING
 MEAT AMENITIES
 PROPOSED Q&A AND COLLECT
 AND CANOPY DETAILS

PLANNING
 WILKINS & WILKINS CONSULTANTS

DATE: 10/08/16
 DRAWN: [Name]
 CHECKED: [Name]

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.	21/00545/FULPP
Date Valid	12th July 2021
Expiry date of consultations	18th August 2021
Proposal	Two storey and first floor rear extension to facilitate change of use of Public House (sui generis) with ancillary accommodation into 4 flats (2 x 1-bed and 2 x 2-bed) with associated amenity space and refuse and cycle storage
Address	The White Lion 20 Lower Farnham Road Aldershot Hampshire GU12 4EA
Ward	Aldershot Park
Applicant	Mr A Jaman
Agent	Mr W Pierson
Recommendation	Refuse

Description

The application site is occupied by a Public House with living accommodation (a manager's flat) at first floor level. The property is on a corner plot at the junction of Lower Farnham Road and Stone Street. The two storey, end-of terrace building is attached to the southern end of a row of two storey houses at Nos. 10-18 Lower Farnham Road. It is a yellow stock brick building with a pitched, tiled roof and white painted rear elevation.

The rear of the building has been extended adjacent to the side boundary with No 18 Lower Farnham Road, there is a single storey rear extension with a flat roof, used as a roof terrace by the first floor flat; a two storey rear extension set down from the main ridge height and a single storey rear extension near the boundary with Stone Street.

The ground floor forms the public house, with a centrally positioned bar and two public rooms arranged around the core of the building, toilets to the rear, and servicing arrangements within the inner parts of the building. A central staircase behind the bar leads to the first-floor accommodation, arranged as two bedrooms, living room, bathroom and kitchen. A door from this flat leads to a first-floor terrace on the flat roof of one of the single storey extensions.

The main entrance to the pub is on the Lower Farnham Road frontage. There is also a side door onto Stone Street. There is an outside seating area in front of the building enclosed by a low brick wall.

There is a storage yard at the rear of the building 45sqm in size which is mostly enclosed by low close boarded fencing. There is an area of hardstanding next to the yard with a dropped kerb to Stone Street which is used for refuse storage and the parking of one vehicle.

To the rear of the site are four maisonettes at 2-4 Stone Street and a gravelled driveway leading to their garages, which immediately adjoins the site boundary. Immediately adjoining the site to the north is No.18 Lower Farnham Road, a two-storey terraced dwelling house with a rear garden.

The western side of Lower Farnham Road in this location is residential but opposite the site on the eastern side are a vehicle sales premises and single storey warehouse building which is part of the larger Blackwater Trading Estate. 40m north of the site is the junction of Lower Farnham Road and Ash Road (A323) where there is a small supermarket and parade of shops. Stone Street is characterised by terraced and semidetached properties with no off street parking.

The property was listed by the Council as an Asset of Community Value on 4 October 2019 under the Assets of Community Value (England Regulations) 2021.

There is no recent planning history on file for the site.

Proposed development

The application is seeking planning permission to change the use of the public house and develop it for residential use. The single storey rear extension adjacent to No.18 would be retained and the remainder of the rear extensions would be partially demolished and developed to be a full height first floor rear extension matching the main ridge height of the building with a pitched roof, and with a depth of 5m from the main rear elevation.

The building would accommodate two flats on the ground floor and two on the first floor. There would be two 2-bedroom units (3 person) and two 1-bedroom (2 person) units. Flat 2 at the rear ground floor would benefit from private amenity space directly accessible from a rear door. The remainder of the existing yard would be converted to a communal outdoor amenity area for the flats with an area of 35sqm, which would also have the refuse storage area and a bicycle store for Flats 1, 3 and 4. The existing parking space on the site would be removed.

There would be no change to the front elevation and all existing windows and entrance doors to the road frontages would be retained. A new communal stairwell and entrance hall from the entrance door on Stone Street would be implemented.

The application proposes to retain the first-floor roof terrace for the benefit of Flat 3.

Consultee Responses

Aldershot Civic Society

Awaiting comments

Planning Policy

Objection to application for failing to demonstrate compliance with the 'Development Affecting Public

Houses' Supplementary Planning Document.

HCC Highways Development Planning	Awaiting comments
Parks Development Officer	No objection subject to stated obligations
Environmental Health Officer	No objection subject to conditions
Contract Management	Proposed plan shows insufficient bin provision

Neighbours notified and comments:

A site notice was displayed and 13 letters of notification sent to adjoining and nearby properties on Stone Street and Lower Farnham Road. At the time of writing there have been 70 representations objecting to the scheme from addresses in: Lower Farnham Road, Stone Street, Brookfield Road, Wolfe Road, Waterloo Road, Ash Road, Bell Vue Road, Campbell Close, Herron Wood, Romsey Road, Romsey Close, Queens Road, Sefton House Grosvenor Road, York Crescent, Belland Drive, Newport Road, Lower Newport Road, Gloucester Road, St Peters Park, Herrett Street, Jubilee Road, Eddy Road, Blackman Gardens, Chetwode Road, Tongham Road, Montgomery Drive, Victoria Road, Wavell Court, Gillian Close, Calvert Close, Boxalls Lane, Gillian Avenue, St Georges Road, Kingfisher Walk, Haig Road, Northfields Close, Coronation Road and Clive Road, Aldershot; Star Lane Ash, Rectory Road, Farnborough, The Street, Tongham, Dorset Avenue, Fleet, Malthouse Close and Northfield Road, Church Crookham, Golf Links and Hurstmere Close Hindhead, Herons Mead, Bromham, Bedford, Raglan Place, Bishopston, Bristol and The Timbers, Fareham. The notification period ends on 11 August and Members will be updated on any further representations received at the Committee Meeting. Objections have been raised on the following grounds:

Loss of public house

- The local community are keen to support this pub, one of the few remaining in the area, and a group is even prepared to buy it
- It is a viable pub whether it is run by the new owner or the community group already set up to buy it as a community asset
- Aldershot has lost too many pubs which can be the heart of communities/valuable meeting spaces
- As the pandemic draws to a close (hopefully) communities need spaces to meet and socialise again
- A financially proven business offering employment and valuable spaces for community use (celebrations, wakes, fund raising - all previous examples)
- An environment that provides support in an age in increasing isolation, social media use and mental ill health
- It is contrary to Local Plan Policy LN8 as the premises are clearly viable and needed in the long term
- Let us save our cultural heritage for future generations
- The pub is near to North Town (pop 6744) where there are now no pubs surviving
- There is so little in the way of community meeting points as it is, that to allow this one to be removed would create further isolation for those who need points of contact the most
- A much loved and busy pub until COVID hit
- The policy also states that it must be proven to be non-financially viable first before a change of use. Before closure the pub was a thriving concern popular with many locals who live

within walking distance

- There appears to be no evidence that this pub cannot operate as a viable and successful business
- This Public House was subject to a proposed rescue before the pandemic hit, and the fact that due to its size it was never able to reopen should extend any period of planning consideration until the local population are able to come to the rescue of a much needed meeting place
- The application is contrary to the National Planning Policy Framework (2012, Paragraph 70) as stated in the Local Plan which requires local authorities to plan positively and protect community facilities such as public houses, as they have an important role in enhancing their local communities
- The current owners seem unwilling to engage with all offers from the community to assist in helping to facilitate this establishment becoming a community aided asset
- Closure of Prince of Wales and the Heron have left Heron Wood and Tices Meadow areas without a community pub

Parking

- We already have massive issues with parking in the street so this can only make it worse
- Plans don't show any parking but there are potentially another 8 cars which will be added
- If the existing garden and parking place were utilised for parking this would lessen the impact on the neighbourhood for parking. Maybe a terrace (enclosed to assist not overlooking neighbouring properties)

Impact on neighbouring amenity

- Negative impact on the amount of light and privacy of neighbouring property.

Other

- Would destroy jobs
- We don't need more flats. We are overrun with flats in Aldershot with no regard to the poorly maintained roads, school places or doctors and surgery places

Cllr Mike Roberts (Aldershot Park Ward)

Objects on behalf of all Ward Councillors of Aldershot Park on the grounds that the White Lion has been a tremendous community hub with widespread support to and from the community for many years. It has been a regular in the CAMRA Good Beer Guide and is supported by the Aldershot Civic Group. The pub is listed as an Asset of Community Value and therefore must and should remain as to its main activity in that wider context.

Policy and determining issues

The site is located in the defined urban area of Aldershot. The site is not located in a Conservation Area nor adjoins one. There are no Listed Buildings in the vicinity of the site. Therefore, Policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards), DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport and Recreation Facilities), LN8 (Public Houses), NE1 (Thames Basin Heaths Special Protection Area) and NE4 (Biodiversity) of the adopted Rushmoor Local Plan (2014-2032) are relevant to this application.

The Council's adopted supplementary planning documents (SPDs) 'Car and Cycle Parking Standards' 2017 and 'Development Affecting Public Houses' 2015, and Thames Basin Heaths

Special Protection Area Avoidance and Mitigation Strategy (AMS) as updated April 2021 are also relevant.

The main determining issues of this application are considered to be:-

1. Principle of development with regard to the loss of the public house and its status as an Asset of Community Value
2. Visual impact
3. Impact on neighbouring amenity
4. The living environment created
5. Highways considerations
6. Public Open Space
7. Impact on wildlife

Commentary

1. Principle of development with regard to loss of public house

The property was listed by the Council as an Asset of Community Value (ACV) on 4 October 2019. The premises are therefore recognised by the Local Authority as having a use which furthers the community's social well-being or social interests and in this regard ACV status is a material planning consideration. Consideration of policy guidance in the NPPF (2021) and the Council's own adopted Local Plan Policy LN8 (Public Houses) and the 'Development Affecting Public Houses' Supplementary Planning Document confers on this application the appropriate weight and consideration, in this regard.

Chapter 8 (Promoting Healthy and Safe Communities) of The National Planning Policy Framework (2021) recognises that public houses are 'community facilities' and as such 'provide social, recreational and cultural benefits that 'enhance the sustainability of communities and residential environment'. It states that planning decisions should 'plan positively for the provision and use of shared spaces, community facilities and other local services', and guard against their unnecessary loss.

Recognising the social and cultural value of public houses in the community the Local Plan Policy LN8 (Public Houses) specifically deals with development proposals resulting in the loss of a public house.

Policy LN8 states 'Development proposals resulting in the loss of a public house will be permitted where it can be proven that there is no longer-term need for the facility. In order to justify no longer-term need, the applicant will need to provide evidence of effective marketing for A4 use for a period of at least twelve months. In determining such applications, the Council will have regard to the content of the 'Development Affecting Public Houses' SPD'.

The preamble to Policy LN8 states that marketing information should include confirmation by a commercial property agent that the premises were marketed extensively at a reasonable price in relation to condition, location and floorspace and for a minimum period of 12 months; evidence that contact information was posted in a prominent location on the site in the form of an advertising board and that particulars were made available to enquirers on request, an enquiry log showing the nature and number of enquiries and why they were unsuccessful; and a copy of all advertisements in the local press and trade journals.

The Council's 'Development Affecting Public Houses' Supplementary Planning Document

(SPD) adopted in 2015 requires applicants to demonstrate that a public house has been marketed for at least 12 months as a public house 'free of tie and restrictive covenant' and that there has been no interest in either the freehold or leasehold. It further requires applicants to demonstrate that 'reasonable efforts have been made to preserve the facility', including setting out evidence of any diversification options explored, and to prove that it would 'not be economically viable to retain the building or site for its existing use class'. The SPD also states that the Council requires evidence that there are 'alternative public houses within easy walking distance' and that such alternatives 'offer similar facilities and a similar community environment to the public house which is the subject of the application'.

The application is supported by a Marketing report from a commercial property surveyor specialising in licensed / leisure properties and a Planning Statement which addresses some of the requirements of the 'Public Houses' SPD.

The Marketing Report states that the public house was marketed from January 2019 to October 2020 by Savills Licensed Leisure agents – a period of 21 months.

The report argues that the White Lion public house is unviable because trade is mainly drink focussed and the public house does not benefit from 'passer by' custom. The pub has a limited food offering with a small kitchen and has no parking.- Given lifestyle preferences trending towards spending money on going out to eat and drinking at home in the past decade it is hard for such premises to compete against the larger managed house operations. The report concludes that for these reasons the business is unviable, even prior to the Covid-19 pandemic.

The report states that the premises were marketed at a price of £275,00 from January 2019 to October 2020 on Savills' website, third party websites such as Rightmove Commercial and a monthly newsletter targeted to 7000 operator-subscribers. The sales particulars used have been provided. The report states that 37 enquiries were received and two offers were received, one from a local community group and one from a restaurant operator who retracted their offer once they factored in cost of refurbishment into their business plan and found it was no longer viable. Approximately 12 viewings were carried out. The report states that over a 21 month period this rate of interest is relatively low.

It is considered that the detail provided in the report does not adequately comply with the requirements of the Public Houses SPD. It is not clear whether the marketing was able to continue uninterrupted from March 2020 given that the marketing period overlapped with government prescribed lockdowns and the introduction of other Covid-19 restrictions. No evidence has been provided to demonstrate that the asking price was reasonable and appropriate. No screenshots of adverts placed on the Savills' webpage or other third-party websites are included. Annex A of the 'Development Affecting Public Houses' SPD requires a 'For Sale' signboard to be affixed to the premises and no evidence of this has been provided. In addition, the applicants have not demonstrated that 'reasonable efforts have been made to preserve the facility, which includes setting out and providing of any evidence of any diversification options explored. A large part of the report focuses on higher level market conditions in the pub and leisure investment area pre- and post-Covid 19 which is not relevant to the site.

Annex B also states that 'a commercial viability study should accompany any application for redevelopment or change of use' to help the Council determine whether a public house is no longer economically viable which should include evidence in the form of audited accounts which cover a minimum of the last three trading years. This information has not been provided.

It is considered that the applicant has failed to provide sufficient evidence to demonstrate that there is no longer a term need for the public house. In this regard, the proposal conflicts with Policy LN8 of the Rushmoor Local Plan and the requirements of the 'Development Affecting Public Houses' Supplementary Planning Document.

2. Visual Impact -

The proposed first-floor rear extension would have a hipped roof matching existing roof pitch and height, and flush with the rear elevation of the existing single storey extension would increase the footprint of the building very little with a maximum projection of 5m from the rear elevation. It would replace the visually discordant mix of existing rear extensions. There would be no change to the front elevation and existing windows and doors, and the fascia signs would be retained. It is considered the proposed development would be of an appropriate scale and would respect the character of the site and surrounding area and thereby have an acceptable visual impact and comply with Policy DE1 of the adopted Rushmoor Local Plan.

3. Impact on neighbouring amenity -

The properties adjoining the site are no.18 Lower Farnham Road and to the South, Nos 2-4 Stone Street.

The rear first floor extension would be set in from the northern side boundary with No.18 by 2.4m and would have an eaves height of 5.5m. This does not differ significantly from the existing, lower two storey rear extension which has an eaves height of 4.5m. It is considered the impact of this extension on the rear garden of No.18 would be acceptable given these separation distances. It is noted that there is a long single storey extension/outbuilding in the rear garden of No.18 along this boundary so any increase in overshadowing would impact that building.

The application proposes to retain the existing roof terrace for the benefit of Flat 3. The roof terrace is well established and has an existing door from the managers flat leading to it. It would have an area of 5m x 2m and be screened on both sides by 1.7m high close boarded fencing. There is a rear window on the rear elevation of No. 18 which would be affected by this screening by way of a minor loss of outlook. However, the impact is not considered so severe to warrant a reason for refusal. There is existing screening of 1.2m high bamboo fencing and as stated, the boundary on the side of No.18 has a long flat roofed building alongside it so the impact would not be to the immediate garden area.

The proposed first floor extension would have rear windows serving a living room and bedroom. The elevation would be 9.5m to the side elevation of Nos. 2 and 4 Stone Street which has two high level small windows at first floor level and ground floor level each. Views from the windows would be oblique and would not cause harmful overlooking. Views would not be to any private amenity space.

An objection has been raised that the extension would have an adverse impact on light to No. 4 Stone Street. Taking into account the height of the proposed extension and distance between the two properties it is not considered that the reduction in daylight would be materially harmful to No. 4 Stone Street to the extent that a reason for refusal on this ground could be supported.

The side elevation of the extension on Stone Street would have a window serving a living room.

Views would be across Stone Street to the rear amenity space of No. 1 Stone Street. The relationship is a standard one in an urban setting and would not cause unacceptable or particularly intrusive overlooking.

The application would have an acceptable impact on the amenity of occupants of neighbouring properties and in this regard, would comply with Policy DE1 of the adopted Rushmoor Local Plan (2014-2032).

4. The living environment created –

Flats 1 and 4 are one-bedroom two person properties and Flats 2 and 3 are two-bedroom three person properties. The flats comply Minimum Internal Floor area standards and storage areas required by Policy DE2 for their occupancy rates.

Flat 2 has an internal floor area of 61sqm (not 66sqm as stated on the plans). The bedrooms are both 9sqm which is contrary to Policy DE2 which states that where a dwelling has two or more bed spaces, one room must be a double (i.e. more than 11.5sqm) However, a reason for refusal on this ground could be addressed by an adjustment to the internal layout which would meet the standard.

Policy DE3 requires a minimum of 5sqm outdoor private amenity space in the form of balconies or other, for flat development, and states that where site conditions make it impossible to provide private open space, additional internal living space equivalent to the private open space requirement may be added to the minimum internal floor area. Flats 1 and 4 have no private amenity space but provide the additional 5sqm of internal floor area (IN addition, Flat 1 benefits from external amenity space to the front of the property). Flats 2 and 3 both have private useable outdoor amenity space.

The Contracts Manager has commented that the bin storage area on the plans is not large enough to accommodate the required bins. Given the location of the bin storage area in the communal amenity area at the rear of the site, this could be increased in size to address the shortfall.

Occupants of the proposed flats overlooking Lower Farnham Road would be affected by noise from road traffic. The Council's Environmental Health Officer has raised no objection providing that in the event of an approval the applicant demonstrates that the sound insulating properties of the building envelope will be sufficient to achieve the recommended internal ambient noise level guideline values as set out within BS 8233:2014.

It is considered the living environment created for future occupants would be acceptable and the application would comply with Policies DE2 and DE3 of the Rushmoor Local Plan in this respect.

5. Parking and highways considerations:

Residential development should provide parking spaces in accordance with the requirements of Appendix A of the Rushmoor Car and cycle Parking Standards SPD, and that there should be a minimum parking standard of one space per dwelling notwithstanding the size of location of the development (Principles 6 and 7). As the site is not in a Town Centre location, a development of two x 2-bed and two x 1 bed flats is required to provide 6 parking spaces.

The application proposes no parking spaces for the scheme.

The Parking Standards recognise that where a change of use would result in a higher parking standard a development is not required to make up for any deficiencies in the existing provision (Principle 2).

The pub has a bar area of approximately 30sqm and there is therefore an existing shortfall of 2-3 spaces on the site, using the current standards, which are expressed as maximum standards. There is therefore a significant shortfall of parking provision on the site in relation to the proposal.

Stone Street is not in a controlled parking zone as noted by the application but is characterised by terraced housing with no on-site parking where there is very limited parking availability, as evidenced by conditions observed during two site visits.

The applicant has provided no justification for the lack of parking provision other than to argue that the site is in a sustainable location close to local amenities and public transport and is therefore suitable for a residential use without the need for the use of the private car. Whilst the site is close to shops and services on Ash Road it would be more than 1km from Aldershot Town Centre and 1.2km to Aldershot Train Station. Residential developments in the defined Aldershot Town Centre are required under the standard to provide a minimum of 1 space per dwelling.

Views from the Highway Authority are yet to be received on the application and the Members will be updated at the Meeting.

It is considered that the application provides insufficient parking and therefore fails to comply with the requirements of Policy IN2 (Transport) of the Rushmoor Local Plan and the adopted Rushmoor Car and Cycle Parking Standards SPD.

6. Public Open Space

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

The Council's Parks Development Officer has reviewed the proposal and considers a financial contribution of £6,200 towards playground renews at Aspen Grove Blackwater Way or infrastructure improvements at Aldershot Park would be appropriate, to be secured by way of a planning obligation. The applicant is in the process of securing such an agreement. Subject to this the proposal is considered acceptable within the terms of Local Plan Policy DE6.

7. Impact on 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 Page 27 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 (2021), 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 3 net new residential units within the Aldershot urban area. 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, 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. 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 3 dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted Rushmoor Local Plan Policy NE1 and the Thames Basin Heaths Avoidance & Mitigation Strategy (2019), 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 April 2021. 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 NE1 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 the decision on the planning application.

However, although the applicant is aware of the need to address SPA impact and has indicated

they are prepared to make a financial contribution for SPA mitigation and avoidance, they have declined to enter into pre-application discussion or negotiation to secure an allocation of SPA mitigation capacity to support their proposals nor have they demonstrated any alternative arrangement by which the requirements of the Habitats Regulations could be addressed. Since the applicant has not taken steps to address this policy requirement it is considered that they have not mitigated for the impact of the proposed development on the Thames Basin Heaths Special Protection Area. The proposals thereby conflict with the requirements of Rushmoor Local Plan Policy NE1. The conclusion of the Appropriate Assessment in this case is, therefore, that planning permission be refused on SPA grounds.

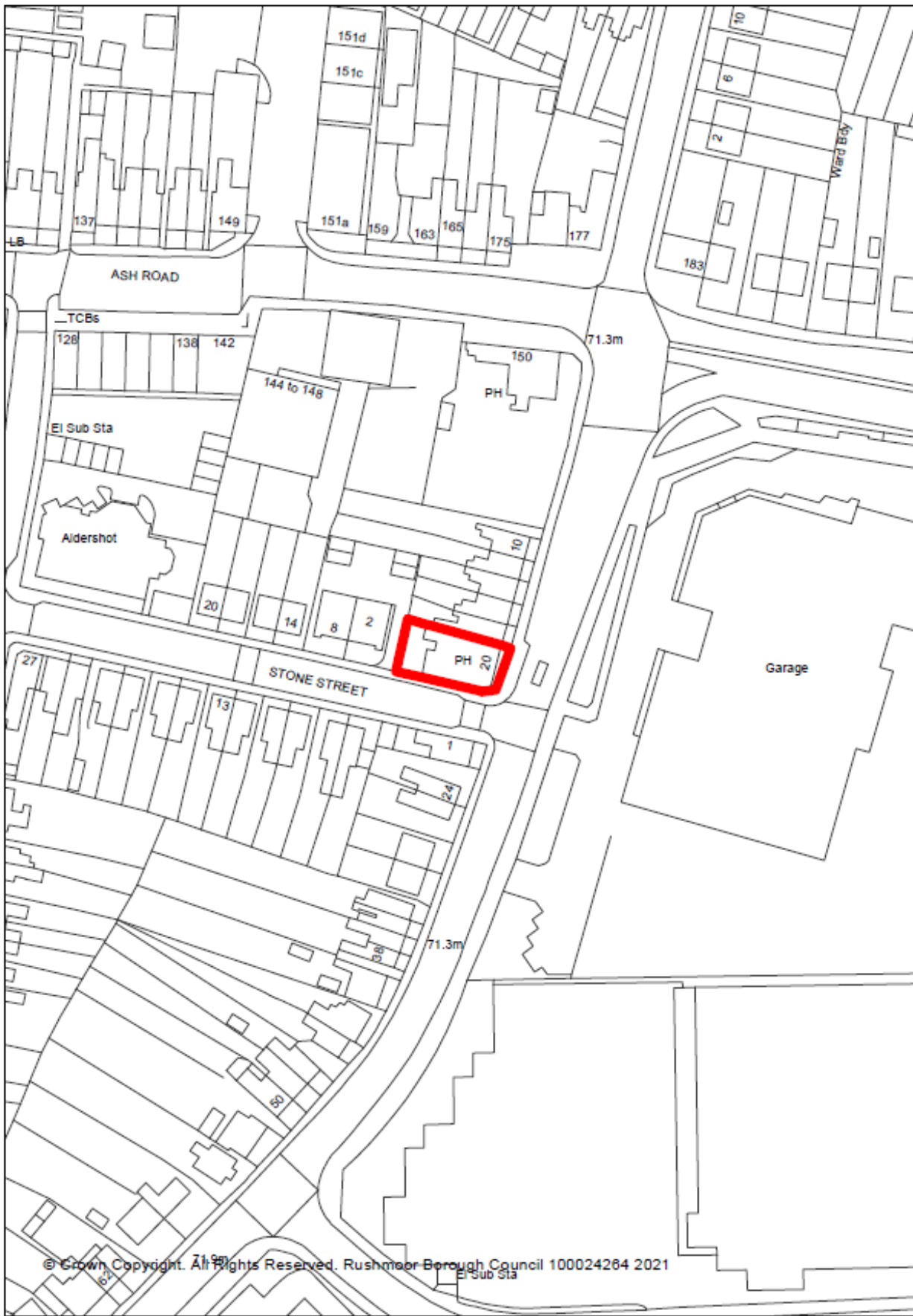
Site Specific Protected Species

The building is relatively old although it is not in a poor state of repair and there is no woodland or obvious bat foraging sites nearby. It is considered that the proposed development would not adversely affect the conservation status of priority species and would not be contrary to the requirements of Policy NE4 (Biodiversity) of the adopted Rushmoor Local Plan.

Full Recommendation

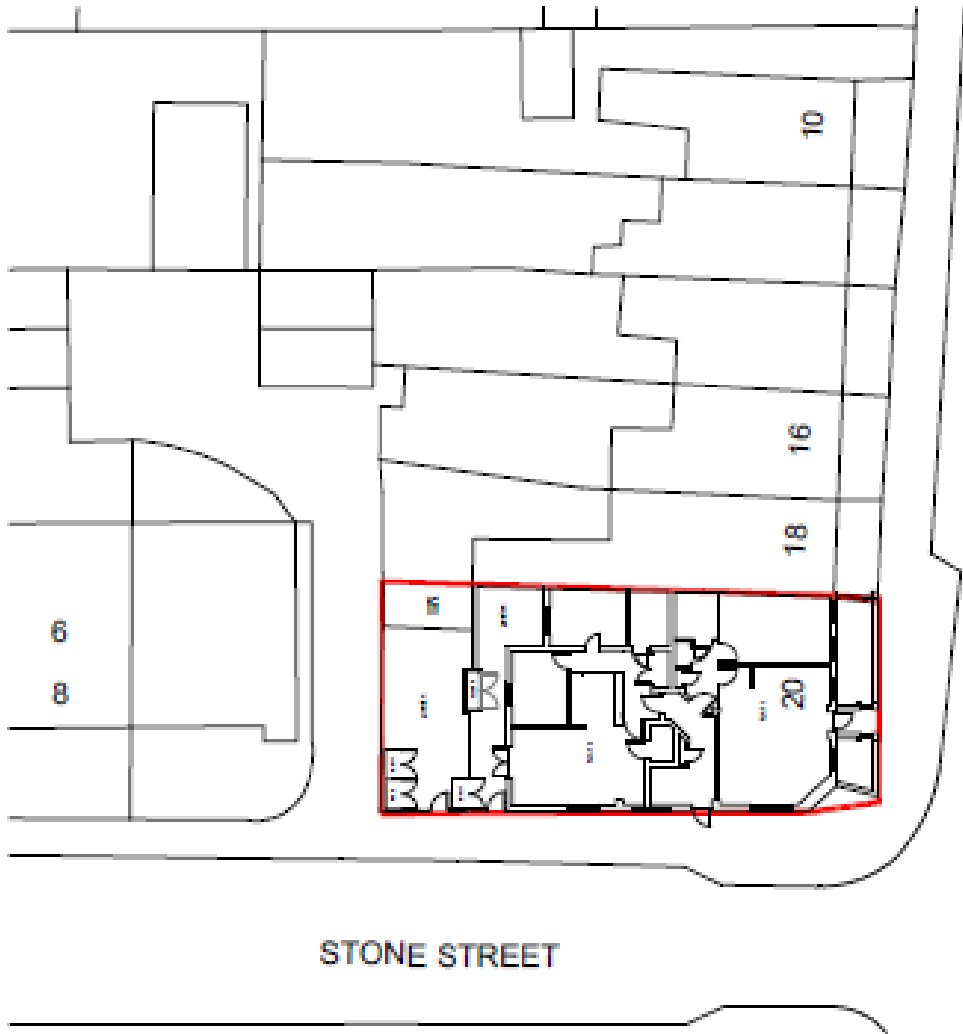
It is recommended that permission be REFUSED for the following reasons:

1. The application has not been supported by sufficient evidence to demonstrate that there is no-longer term need for the public house. In this regard, the proposal conflicts with Policy LN8 of the Rushmoor Local Plan and the requirements of the adopted 'Development Affecting Public Houses' supplementary planning document and would thereby give rise to the loss of a community facility with the status of an Asset of Community Value.
2. The development would fail to provide sufficient on-site car parking to the detriment of the free flow and safety of the surrounding highway network the residential amenities of neighbouring property and the living conditions of proposed occupiers. In this regard it contravenes the requirements of Local Plan Policy IN2 and the Council's adopted Car and Cycle Parking Standards SPD.
3. The proposal fails to address the likely significant impact of the development on the Thames Basin Heaths Special Protection Area as required by the Habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy, and is therefore contrary to Rushmoor Local Plan Policy NE1 and retained Policy NRM6 of the South East Plan.



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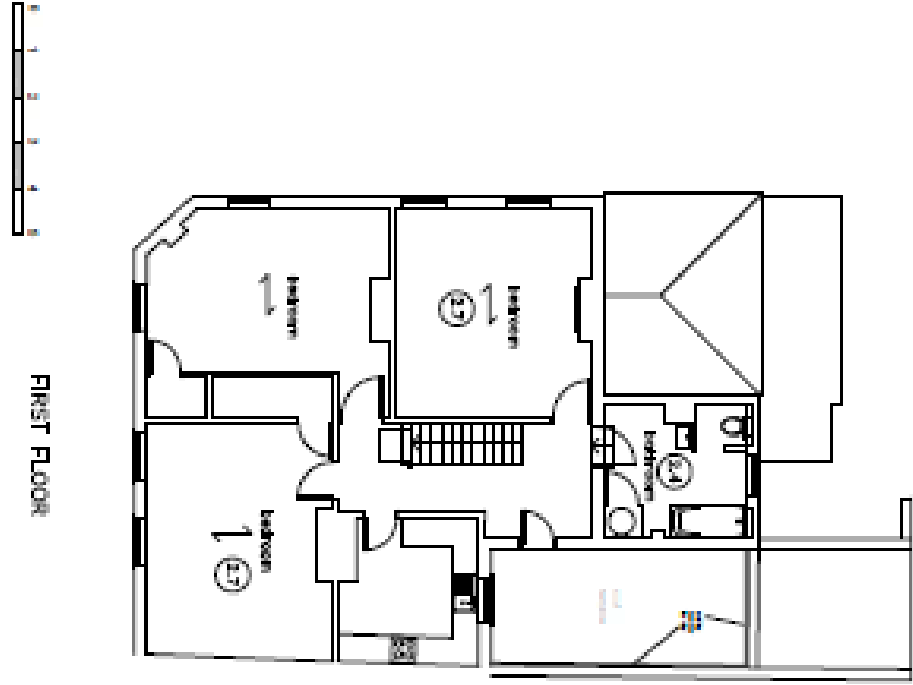
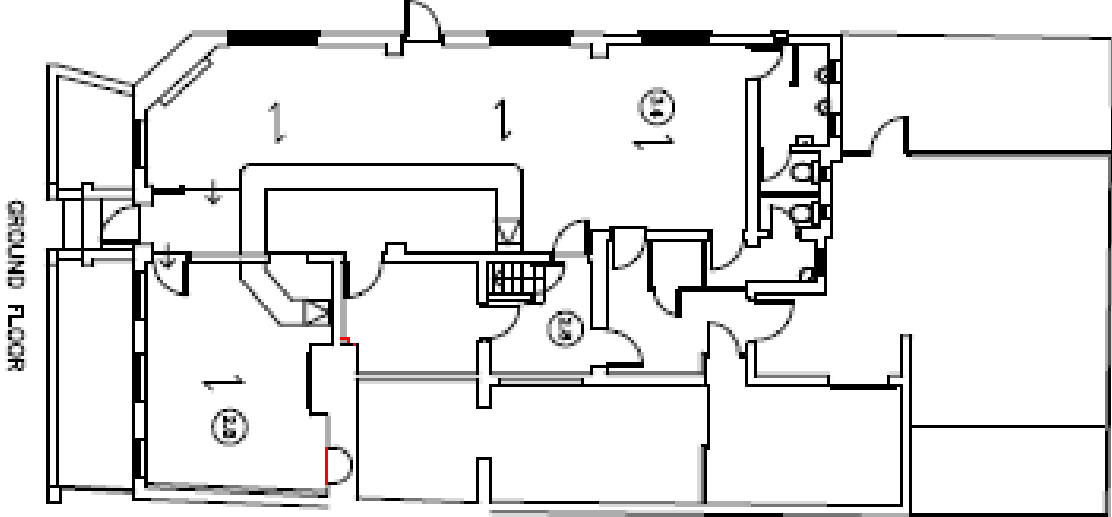
STONE STREET

LOWER FARNHAM ROAD

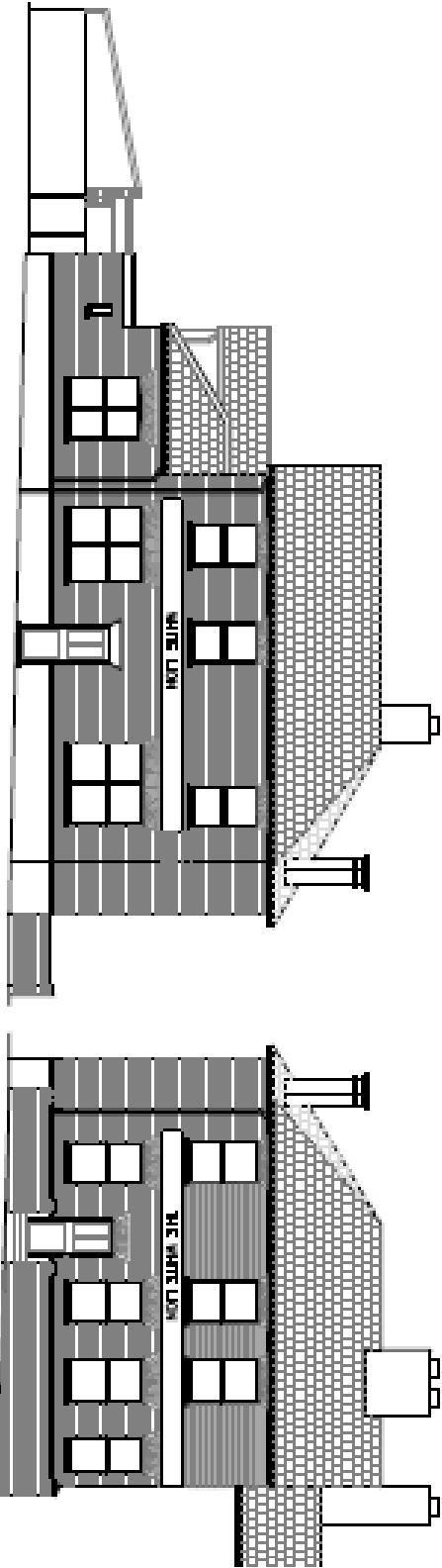


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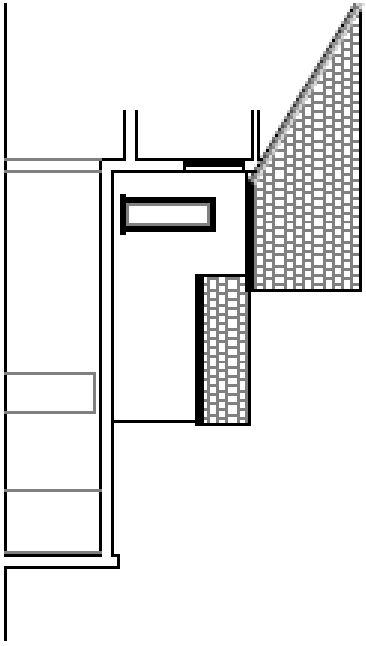


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SIDE ELEVATION (STONE ROAD)

FRONT ELEVATION (LOWER FARNHAM ROAD)



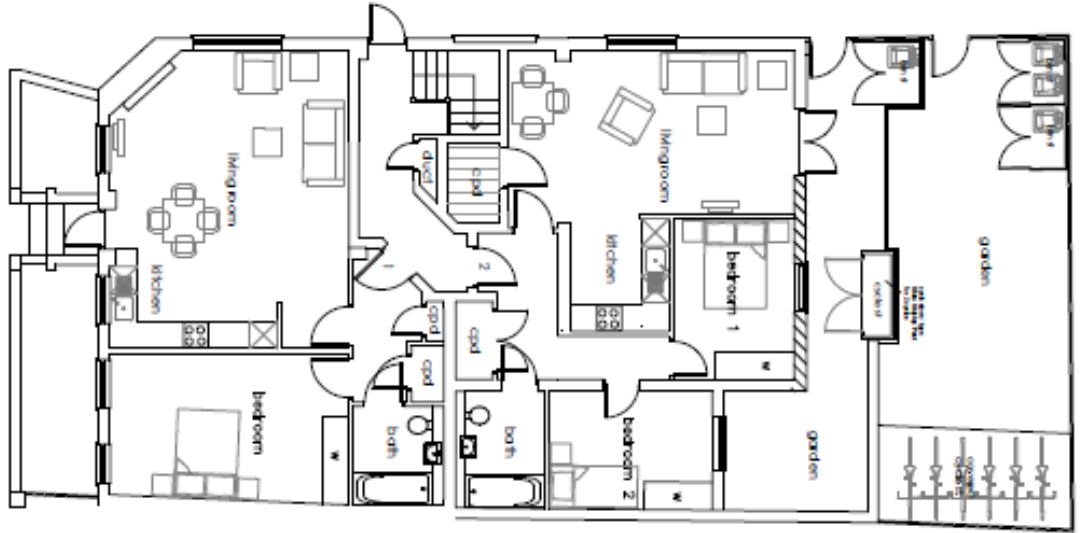
REAR ELEVATION

SIDE ELEVATION

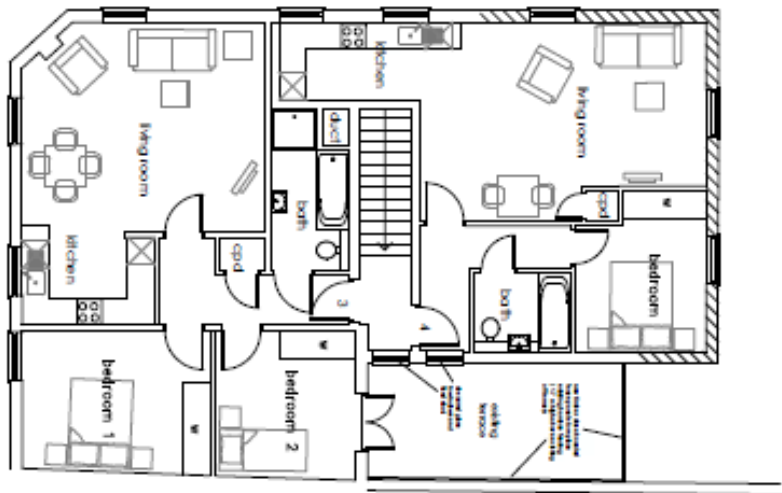


ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.

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GROUND FLOOR



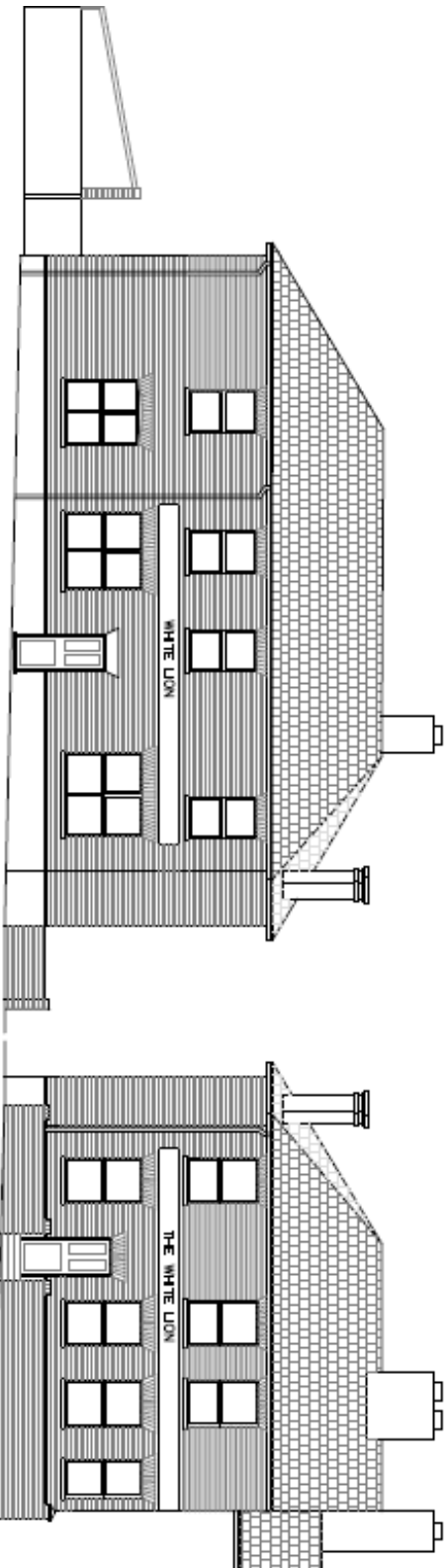
FIRST FLOOR

- GVA
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 - 2 = 46 sqm
 - 3 = 42 sqm
 - 4 = 30 sqm



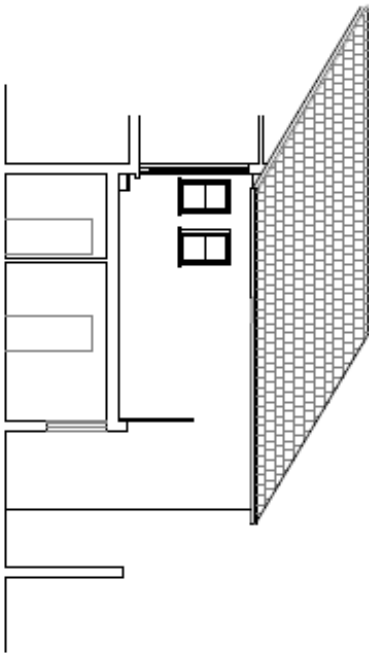
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<p>GR&P</p> <p>General Residential & Professional LLP 20, Lower Farnham Road, Aldershot, GU11 4EA Tel: 01252 875212 Fax: 01252 875213 Email: info@grandp.co.uk</p>	<p>ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF GR&P.</p>	<p>2014/201</p> <p>PROPOSED PLANS</p> <p>30, LOWER FARNHAM ROAD, ALDERSHOT, GU11 4EA</p> <p>1:100 GVA</p>
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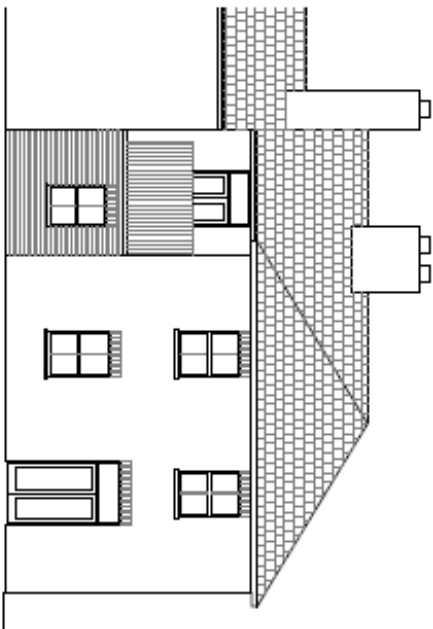


SIDE ELEVATION (STONE ROAD)

FRONT ELEVATION (LOWER FARNHAM ROAD)



SIDE ELEVATION



REAR ELEVATION

<p>ALL WORK SHOWN IS TO BE DONE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010 AND THE BUILDING ACT 2003.</p>	
<p>GR&P</p> <p>GRAND RIVERS & PARTNERS LLP 100 WATERLOO ROAD, LONDON, SE18 6PQ TEL: 020 7799 3300 FAX: 020 7799 3301 WWW.GR&P.CO.UK</p>	
<p>20 LOWER FARNHAM ROAD, ALDEBROTH, QUINCY, MEA</p>	
<p>PROPOSED ELEVATIONS</p>	
<p>2004/02</p>	
<p>100 WATERLOO ROAD, LONDON, SE18 6PQ</p>	

Section D

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

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

Application No 20/00928/FUL Ward: St Mark's

Applicant: Ms Miriam Drew

Decision: **Permission Granted**

Decision Date: 20 July 2021

Proposal: Conversion and extension of existing guest house (following partial demolition works) to create 7 no. 1 bedroom apartments, car and cycle parking, bin stores and associated development thereto

Address **68 Alexandra Road Farnborough Hampshire GU14 6DD**

Application No 21/00094/FUL Ward: Empress

Applicant: Mrs Beryl Norris

Decision: **Permission Granted**

Decision Date: 05 August 2021

Proposal: Installation of security fencing at front of site and gates at the access

Address **Highgate Court 119 Highgate Lane Farnborough Hampshire GU14 8AA**

Application No 21/00188/LBCPP Ward: Wellington

Applicant: Alan Chitson

Decision: **Permission Granted**

Decision Date: 28 July 2021

Proposal: Listed Building Consent: Remedial works for the treatment and repair of damage caused by dry rot in Cranbrook House

Address **Cranbrook House Queens Avenue Wellesley Aldershot Hampshire**

Application No 21/00277/CONDPP Ward: Cherrywood
Applicant: Phoenix Property Farnborough SARL
Decision: **Conditions details approved**
Decision Date: 19 July 2021
Proposal: Submission of details pursuant to Condition Nos.3 (External Finishes), 10 (Screen and Boundary Walls) and 21 (Surface and Foul Water Drainage) of planning permission 17/00075/FULPP dated 25 July 2017
Address **122 Hawley Lane Farnborough Hampshire GU14 9AY**

Application No 21/00294/FULPP Ward: St Mark's
Applicant: Mrs L Jeffryes
Decision: **Permission Granted**
Decision Date: 26 July 2021
Proposal: Single Storey Rear Extension
Address **85 Queens Road Farnborough Hampshire GU14 6JW**

Application No 21/00307/COND Ward: Wellington
Applicant: Mr Jack Riggs
Decision: **Permission Granted**
Decision Date: 21 July 2021
Proposal: Submission of details part pursuant to Condition No.6 (Salvage) of planning permission 19/00212/REV dated 8th May 2019 in relation to Gun Hill House (Phase 2)
Address **Gun Hill House And Water Tower Gun Hill Wellesley Aldershot Hampshire**

Application No 21/00322/CONDPP Ward: Empress

Applicant: Churchill Retirement Living

Decision: **Permission Granted**

Decision Date: 03 August 2021

Proposal: Submission of details pursuant to conditions 2 (surface materials), 4 (Boundary Treatment), 7 (Landscaping and Biodiversity Enhancement) and 10 (Means of Access) attached to planning permission 20/00153/REVPP dated 29 May 2020 for the erection of 42 apartments for the elderly and associated works

Address **110 - 118 Victoria Road Farnborough Hampshire**

Application No 21/00328/FULPP Ward: Knellwood

Applicant: Neena Walia - VCM Estates

Decision: **Permission Granted**

Decision Date: 30 July 2021

Proposal: Demolition of existing rear extension and erection of new single storey rear extension, installation of dormer window to facilitate improvements to existing guest bedroom in roof space, reinstatement of vehicular ingress from Farnborough Road, new access on to Albert Road, reconfiguration of parking area and new permeable hard and soft landscaping to replace existing concrete ground

Address **104 Farnborough Road Farnborough Hampshire GU14 6TN**

Application No 21/00330/FULPP Ward: West Heath

Applicant: Dave Mc Donald

Decision: **Permission Granted**

Decision Date: 22 July 2021

Proposal: Erection of a two storey side extension and demolition of existing end of terrace garage and alterations to rear garden to provide off road parking

Address **83 Cheyne Way Farnborough Hampshire GU14 8RZ**

Application No 21/00336/FULPP Ward: Empress
Applicant: Mr Pasura Pasura
Decision: **Permission Granted**
Decision Date: 21 July 2021
Proposal: Installation of glazed return frontage on the north western side elevation
Address **73 Queensmead Farnborough Hampshire GU14 7RZ**

Application No 21/00337/ADVPP Ward: Empress
Applicant: Mr Pasura Pasura
Decision: **Permission Granted**
Decision Date: 21 July 2021
Proposal: Display of 2 internally illuminated fascia signs and 1 projecting hanging sign
Address **73 Queensmead Farnborough Hampshire GU14 7RZ**

Application No 21/00339/FULPP Ward: Cove And Southwood
Applicant: Mr Cross And Miss Watson
Decision: **Permission Granted**
Decision Date: 16 July 2021
Proposal: Formation of a dormer within rear roof slope and insertion of three roof light in front roof slope to create a habitable room
Address **20 Briars Close Farnborough Hampshire GU14 0PB**

Application No 21/00353/LBCPP Ward: Wellington
Applicant: Mr David Gubby
Decision: **Permission Granted**
Decision Date: 22 July 2021
Proposal: Surface repairs and restoration of parquet flooring within main area of church, including replacement of a small number of inappropriate (material) blocks
Address **St Andrews Garrison Church Queens Avenue Aldershot Hampshire GU11 2BY**

Application No 21/00360/FULPP Ward: Knellwood
Applicant: Mr Varun Morla
Decision: **Permission Granted**
Decision Date: 26 July 2021
Proposal: Erection of a part two storey and single storey rear extension, formation of dormer within existing rear facing roof slope and single storey infill extension to front
Address **Highcliffe 11 Waverley Road Farnborough Hampshire GU14 7EY**

Application No 21/00368/FULPP Ward: Cove And Southwood
Applicant: Mr Andy McPherson
Decision: **Permission Granted**
Decision Date: 23 July 2021
Proposal: Erection of part two storey, part single storey rear extension and single storey front extension
Address **80 Marrowbrook Lane Farnborough Hampshire GU14 0AA**

Application No 21/00375/FULPP Ward: Rowhill
Applicant: Mr Damon Swatton
Decision: **Permission Granted**
Decision Date: 14 July 2021
Proposal: Replace front wall, replace and relocate pier and improve hard-standing
Address **21 Cargate Avenue Aldershot Hampshire GU11 3EP**

Application No 21/00392/FULPP Ward: Empress
Applicant: Farnborough Business Park Ltd
Decision: **Permission Granted**
Decision Date: 21 July 2021
Proposal: External works to 110 Pinehurst Square, including installation of new entrance canopy, provision of external seating and courtyard landscaping
Address **110 Pinehurst Road Farnborough Hampshire GU14 7BF**

Application No 21/00393/ADVPP Ward: Empress
Applicant: Farnborough Business Park Ltd
Decision: **Permission Granted**
Decision Date: 22 July 2021
Proposal: Display of 4no. internally illuminated fascia signs and one 1 non-illuminated totem sign
Address **Buildings 110 120 130 140 And 150 Pinehurst Road Farnborough Hampshire GU14 7BF**

Application No 21/00394/CONDPP Ward: Cherrywood
Applicant: Phoenix Property Farnborough SARL
Decision: **Conditions details approved**
Decision Date: 26 July 2021
Proposal: Submission of details pursuant to Condition Nos.8 (waste storage & collection details), 17 (tree protection details), 18 (external lighting details), and 19 (construction management plan) of planning permission 17/00075/FULPP dated 25 July 2017
Address **122 Hawley Lane Farnborough Hampshire GU14 9AY**

Application No 21/00405/FULPP Ward: Manor Park
Applicant: Susan Merrick
Decision: **Permission Granted**
Decision Date: 22 July 2021
Proposal: Installation of 2 small roof lights (measuring 45cm x 55cm each) to be placed in the roof slope facing the rear of the property
Address **26 Northbrook Road Aldershot Hampshire GU11 3HE**

Application No 21/00406/FUL Ward: Rowhill
Applicant: Dr Cassidy Mackenzie
Decision: **Permission Granted**
Decision Date: 29 July 2021
Proposal: Re-roofing of the building. (Like for like replacement materials will be used to ensure preservation within the conservation area)
Address **27 Cargate Avenue Aldershot Hampshire GU11 3EW**

Application No 21/00413/PDCPP Ward: Rowhill
Applicant: Peter Bellows
Decision: **Development is Lawful**
Decision Date: 15 July 2021
Proposal: Lawful Development Certificate for proposed development: Loft conversion with a wraparound dormer, part side gable, front facing roof window and removal of rear chimney stack
Address **120 Cranmore Lane Aldershot Hampshire GU11 3BD**

Application No 21/00415/FULPP Ward: St Mark's
Applicant: Mr & Mrs Slingerland
Decision: **Permission Granted**
Decision Date: 03 August 2021
Proposal: Erection of a first floor rear extension, single storey infill rear extension and formation of a new front porch area with new front door with a mono pitched canopy roof on front elevation
Address **51 Guildford Road West Farnborough Hampshire GU14 6PS**

Application No 21/00418/FULPP Ward: Empress
Applicant: Ms Tarn Harper
Decision: **Permission Granted**
Decision Date: 16 July 2021
Proposal: Single storey side extension
Address **20 Ringwood Road Farnborough Hampshire GU14 8BG**

Application No 21/00419/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs Corke
Decision: **Permission Granted**
Decision Date: 21 July 2021
Proposal: Erection of first floor rear and side extension
Address **20 Gleneagles Drive Farnborough Hampshire GU14 0PH**

Application No 21/00429/ADVPP Ward: Empress
Applicant: Dixons Carphone
Decision: **Permission Granted**
Decision Date: 20 July 2021
Proposal: Display of 2 no. internally illuminated building signs .4 no. non-illuminated retroframes, and 1 set of 4 panels for 2 existing illuminated walkway signs
Address **8 Blackwater Shopping Park Farnborough Gate Farnborough Hampshire GU14 8BL**

Application No 21/00433/FULPP Ward: Fernhill
Applicant: Mr & Mrs Evans
Decision: **Permission Granted**
Decision Date: 16 July 2021
Proposal: Erection of a single storey rear extension
Address **48 Sandy Lane Farnborough Hampshire GU14 9HJ**

Application No 21/00434/FULPP Ward: Fernhill
Applicant: Mr John Terry-Dawson
Decision: **Permission Granted**
Decision Date: 22 July 2021
Proposal: Erection of 2 storey side extension
Address **1 Derry Road Farnborough Hampshire GU14 9BU**

Application No 21/00435/FULPP Ward: St John's
Applicant: Miss Andrea Croom
Decision: **Permission Granted**
Decision Date: 21 July 2021
Proposal: Erection of a first floor side extension
Address **7 Sunnybank Road Farnborough Hampshire GU14 9QD**

Application No 21/00443/FULPP Ward: Cove And Southwood
Applicant: Mr And Mrs C Richards
Decision: **Permission Granted**
Decision Date: 22 July 2021
Proposal: First floor extension
Address **4 Merlin Way Farnborough Hampshire GU14 0PF**

Application No 21/00449/FULPP Ward: West Heath
Applicant: Mr Peter Bernard
Decision: **Permission Granted**
Decision Date: 23 July 2021
Proposal: Erection of a single storey front extension
Address **40 Riverside Close Farnborough Hampshire GU14 8QT**

Application No 21/00453/FULPP Ward: Knellwood
Applicant: Mr And Mrs Whittell
Decision: **Permission Granted**
Decision Date: 29 July 2021
Proposal: Re-modelling of existing house consisting of two storey front extension, two storey rear extension, single storey rear extension, reconfiguration of roof to comprise flat, pitched gabled elements and rear dormer, along with changes to fenestration
Address **6 Church Road East Farnborough Hampshire GU14 6QJ**

Application No 21/00454/FULPP Ward: St Mark's
Applicant: Ms Celeste Davis
Decision: **Permission Granted**
Decision Date: 28 July 2021
Proposal: Change of use from office (Use Class E(g)) to a flexible use as offices (Use Class E(g)) or an education centre (Use Class F1(a))
Address **Suite 1 3 - 5 Alexandra Road Farnborough Hampshire GU14 6BU**

Application No 21/00457/FULPP Ward: North Town

Applicant: Mr Daryl Ballard

Decision: **Permission Granted**

Decision Date: 27 July 2021

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

Address **33 Holly Road Aldershot Hampshire GU12 4RL**

Application No 21/00459/FULPP Ward: Aldershot Park

Applicant: Ms Natalie Logan

Decision: **Permission Granted**

Decision Date: 04 August 2021

Proposal: Erection of a single story rear extension

Address **65 Willow Way Aldershot Hampshire GU12 4AY**

Application No 21/00460/FULPP Ward: North Town

Applicant: Mrs J Byng

Decision: **Permission Granted**

Decision Date: 20 July 2021

Proposal: Erection of a single storey side extension

Address **5 Brookfield Road Aldershot Hampshire GU12 4UP**

Application No 21/00461/HCC Ward: Empress

Applicant: Hampshire County Council

Decision: **No Objection**

Decision Date: 16 July 2021

Proposal: HAMPSHIRE COUNTY COUNCIL CONSULTATION: Car park extension to add 6 parking bays

Address **Henry Tyndale School Ship Lane Farnborough Hampshire GU14 8BX**

Application No 21/00462/PDCPP Ward: Empress

Applicant: Mr & Mrs Rob & Lynette Leech

Decision: **Planning Permission not required**

Decision Date: 23 July 2021

Proposal: Lawful Development Certificate For Proposed Development: Formation of a rear dormer with 2no. UPVC windows to rear and installation of 2no. roof lights within front facing roof slope to facilitate L-shaped loft conversion

Address **26 High View Road Farnborough Hampshire GU14 7PU**

Application No 21/00465/FULPP Ward: St Mark's

Applicant: Mr Seviour

Decision: **Permission Granted**

Decision Date: 20 July 2021

Proposal: Removal of existing roof & replace with roof terrace & rear dormer with perimeter balustrade guarding

Address **Flat 1 99 Lynchford Road Farnborough Hampshire GU14 6ET**

Application No 21/00468/FULPP Ward: Knellwood

Applicant: Rebecca Reddy

Decision: **Permission Refused**

Decision Date: 02 August 2021

Proposal: Erection of two storey detached dwelling house following demolition of existing dwelling

Address **17 Salisbury Road Farnborough Hampshire GU14 7AJ**

Application No 21/00469/FULPP Ward: Rowhill

Applicant: Mr Mahendra Limbu

Decision: **Permission Granted**

Decision Date: 16 July 2021

Proposal: Erection of a front extension

Address **53 Kingsway Aldershot Hampshire GU11 3PE**

Application No 21/00470/FULPP Ward: Knellwood
Applicant: Mrs Beverley Woodhead
Decision: **Permission Granted**
Decision Date: 22 July 2021
Proposal: Erection of a single storey rear extension following removal of existing conservatory
Address **14 Fellows Road Farnborough Hampshire GU14 6NX**

Application No 21/00471/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs Rumble
Decision: **Permission Granted**
Decision Date: 20 July 2021
Proposal: Erection of a single storey rear extension and insertion of window to front elevation
Address **11 Goodden Crescent Farnborough Hampshire GU14 0DQ**

Application No 21/00472/FULPP Ward: Knellwood
Applicant: Mr Stephen Carne
Decision: **Permission Granted**
Decision Date: 04 August 2021
Proposal: Retention of brick wall and installation of metal railing gates on front boundary
Address **33 Canterbury Road Farnborough Hampshire GU14 6QP**

Application No 21/00474/TPOPP Ward: Empress
Applicant: Ms Roland
Decision: **Permission Granted**
Decision Date: 12 July 2021
Proposal: One Sweet Chestnut (T2 of TPO 405) T1 on submitted plan, remove dead, dying and decayed branches in the canopy. Crown lift to no more than 5 metres from ground level and remove the growth on the trunk
Address **9 Woodland Crescent Farnborough Hampshire GU14 8BF**

Application No 21/00477/FUL Ward: St John's
Applicant: Mr Robert Kettle
Decision: **Permission Granted**
Decision Date: 14 July 2021
Proposal: Relief of Condition 7 of Planning Permission 91/0083/FUL dated 07.08.91 to allow part conversion of garage to form a habitable room
Address **27 Ruth Close Farnborough Hampshire GU14 9UX**

Application No 21/00479/NMAPP Ward: Cherrywood
Applicant: Phoenix Property Farnborough SARL
Decision: **Permission Granted**
Decision Date: 27 July 2021
Proposal: NON-MATERIAL AMENDMENT: revisions to development approved with planning permission 17/00075/FULPP dated 25 July 2017 comprising: (a) raising of finished floor levels to conform to finished floor level of previously existing building now demolished with corresponding increase in overall height of building (0.5 metres); (b) minor re-alignment of the internal site road; and (c) consequential re-arrangement of emergency sprinkler tank installation adjacent
Address **122 Hawley Lane Farnborough Hampshire GU14 9AY**

Application No 21/00482/TPOPP Ward: Manor Park
Applicant: Mrs Hillary Mumford
Decision: **Permission Granted**
Decision Date: 12 July 2021
Proposal: One Plum (T1 of TPO 472) crown reduce by no more than 1.5 metres and crown lift, by no more than 3 metres from ground level, over the road and path. One Maple (T2) cut branches to give no more than 3 metres clearance from roof. One Maple (T3) remove epicormic growth to a height of 4 metres from ground level. One Maple (T4) cut branches to give no more than 3 metres clearance from roof. All trees are part of TPO 472
Address **Cherry Lodge St Georges Road East Aldershot Hampshire GU12 4LW**

Application No 21/00485/CONDPP Ward: St Mark's

Applicant: c/o Agent

Decision: **Conditions details approved**

Decision Date: 26 July 2021

Proposal: Submission of details pursuant to Condition 26 (Contamination Remediation SANG & SANG Car Park) of Outline Planning Permission 17/00914/OUTPP dated 15th May 2020 for the development of up to 180 dwellings (including the conversion of Blandford House and retention of three existing dwellings) including access, internal roads, demolition of buildings, amenity space, green infrastructure and sustainable drainage systems (Matters for Approval - Access Only) to include FULL approval of details for the provision of 13.7ha of Suitable Alternative Natural Greenspace (SANG) and associated car park (18 spaces).

Address **Blandford House And Malta Barracks Development Site Shoe Lane Aldershot Hampshire**

Application No 21/00486/PDCPP Ward: Knellwood

Applicant: Mr & Mrs Taylor

Decision: **Development is Lawful**

Decision Date: 14 July 2021

Proposal: Lawful Development Certificate For Proposed Development: Erection of single storey rear extension following demolition of existing conservatory

Address **2 Talgarth Drive Farnborough Hampshire GU14 6RL**

Application No 21/00488/TPO Ward: St John's

Applicant: Mrs Rab Sherwood

Decision: **Permission Granted**

Decision Date: 23 July 2021

Proposal: One Sycamore and one Oak (group G6 of TPO 355A) A and B on submitted application, crown lift to West aspect to no more than 8 metres from ground level and also crown reduce Oak by no more than 3 metres. Two Oaks (part of group G7 of TPO 355A) C and D on submitted application, tree C crown reduce by no more than 3 metres and tree D crown reduce by no more than 2 metres

Address **19 Woodlands Road Farnborough Hampshire GU14 9QF**

Application No 21/00490/FULPP Ward: Rowhill
Applicant: MR DAVID MONK
Decision: **Permission Granted**
Decision Date: 04 August 2021
Proposal: Erection of part single storey and part two storey rear extension
Address **5 Rowhill Crescent Aldershot Hampshire GU11 3LT**

Application No 21/00491/FUL Ward: St Mark's
Applicant: Mr G Udal
Decision: **Permission Granted**
Decision Date: 04 August 2021
Proposal: Erection of a two storey side extension and new porch following demolition of existing porch and garage
Address **12 Southampton Street Farnborough Hampshire GU14 6AX**

Application No 21/00492/FULPP Ward: Knellwood
Applicant: Ruth Chapman
Decision: **Permission Granted**
Decision Date: 20 July 2021
Proposal: Erection of a single storey rear extension
Address **4 Canterbury Road Farnborough Hampshire GU14 6NN**

Application No 21/00493/TPO Ward: St John's
Applicant: Mr Geoffrey Howse
Decision: **Split decision**
Decision Date: 23 July 2021
Proposal: Remove one Oak (T4 of TPO 358A)
Address **108 Fleet Road Farnborough Hampshire GU14 9RG**

Application No 21/00505/FULPP Ward: Aldershot Park
Applicant: Michael Hopkins
Decision: **Permission Granted**
Decision Date: 04 August 2021
Proposal: Retrospective application for external wall insulated render system to the south flank wall of building (flats 155-160 inc Cadnam Close)
Address **155 Cadnam Close Aldershot Hampshire GU11 3RN**

Application No 21/00507/TPOPP Ward: Empress
Applicant: Mrs Nicola Timms
Decision: **Permission Granted**
Decision Date: 03 August 2021
Proposal: One Sweet Chestnut (T36 of TPO 444A) at 11 Revelstoke Avenue and one Sweet Chestnut (T37 of TPO 444A) at 13 Revelstoke Avenue , crowns lifted and stem feathers removed to give no more than 7 metres ground level clearance and crowns thinned by no more than 10% . Crowns cleaned to remove dead and defective branches
Address **Land Affected By TPO 444A - Between Pierrefondes Avenue And Prospect Road Farnborough Hampshire**

Application No 21/00509/TPO Ward: Empress
Applicant: Mr Honner
Decision: **Permission Granted**
Decision Date: 03 August 2021
Proposal: T1 Oak - Reduce height by no more than 2meters, reduce sides by no more than 3 meters and lift to no more than 5 meters, cutting back to growth points (T1 of TPO319)
Address **21 Orchard Road Farnborough Hampshire GU14 7PR**

Application No 21/00510/TPOPP Ward: Manor Park
Applicant: Mr Stuart McClane
Decision: **Permission Granted**
Decision Date: 05 August 2021
Proposal: One Sycamore (T2 of TPO 389) T1 on submitted plan, crown reduce by no more than 3 metres
Address **7 Penrhyn Close Aldershot Hampshire GU12 4JX**

Application No 21/00514/PDCPP Ward: Rowhill
Applicant: MR GARETH SWEET
Decision: **Development is Lawful**
Decision Date: 21 July 2021
Proposal: Lawful Development Certificate For Proposed Development: Erection of a single storey rear extension
Address **21 St Peters Park Aldershot Hampshire GU11 3AY**

Application No 21/00515/FULPP Ward: Rowhill
Applicant: Mr Aaron Logan
Decision: **Permission Granted**
Decision Date: 21 July 2021
Proposal: Demolition of existing conservatory and erection of single storey rear extension
Address **10 Rock Gardens Aldershot Hampshire GU11 3AD**

Application No 21/00524/PDCPP Ward: Cove And Southwood
Applicant: MR JACOB BINDON
Decision: **Development is Lawful**
Decision Date: 16 July 2021
Proposal: Lawful Development Certificate For Proposed Development: Erection of a single storey rear extension
Address **162 Marrowbrook Lane Farnborough Hampshire GU14 0AD**

Application No 21/00525/TPO Ward: Fernhill
Applicant: Mr Laurence Peake
Decision: **Permission Granted**
Decision Date: 05 August 2021
Proposal: Remove one declining Oak tree (T15 of TPO 367A) in rear garden
Address **7 Polden Close Farnborough Hampshire GU14 9HN**

Application No 21/00528/TPO Ward: Fernhill
Applicant: Mr Mike Bean
Decision: **Permission Granted**
Decision Date: 05 August 2021
Proposal: One Oak (T2 of TPO 343) crown reduce by no more than 3 metres all over
Address **14 Goddards Close Farnborough Hampshire GU14 9GU**

Application No 21/00533/CONDPP Ward: Wellington
Applicant: Mr Jack Riggs
Decision: **Permission Granted**
Decision Date: 14 July 2021
Proposal: Submission of details pursuant to condition 6 (tree protection completion report) of reserved matters 17/00494/REMPP dated 9th November 2017.
Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 21/00535/COND Ward: Wellington
Applicant: Mr Jack Riggs
Decision: **Permission Granted**
Decision Date: 16 July 2021
Proposal: Submission of details pursuant to condition 5 (cleaning and repointing) of 19/00212/REV dated 8th May 2019
Address **Gun Hill House And Water Tower Gun Hill Wellesley Aldershot Hampshire**

Application No 21/00546/PDCPP Ward: West Heath
Applicant: M DRING
Decision: **Development is Lawful**
Decision Date: 30 July 2021
Proposal: Lawful Development Certificate for proposed development: Erection of a garden building
Address **33 Blunden Road Farnborough Hampshire GU14 8QL**

Application No 21/00552/NMAPP Ward: Empress
Applicant: Legal & General Assurance Society Ltd
Decision: **Permission Granted**
Decision Date: 28 July 2021
Proposal: NON-MATERIAL AMENDMENT: Alteration of development approved by planning permission 20/00287/FULPP dated 4 September 2020 comprising (a) increased width of roof-mounted plant above Unit 2; and (b) change to loading doors of Unit 2
Address **Unit 3 Solartron Retail Park Solartron Road Farnborough Hampshire GU14 7QJ**

Application No 21/00554/CONDPP Ward: Empress
Applicant: Legal & General Assurance Society Limite
Decision: **Conditions details approved**
Decision Date: 04 August 2021
Proposal: Submission of details pursuant to Condition No.3 (Construction Method Statement) of planning permission 20/00287/FULPP dated 4 September 2020
Address **Unit 3 Solartron Retail Park Solartron Road Farnborough Hampshire GU14 7QJ**

Application No 21/00555/PDCPP

Ward: Manor Park

Applicant: Emily Beere

Decision: **Development is Lawful**

Decision Date: 30 July 2021

Proposal: Lawful Development Certificate for proposed development: Formation of hip to gable roof extension and dormer window to rear to facilitate a loft conversion and insertion of two roof lights within the front facing roof slope

Address **91 Boxalls Lane Aldershot Hampshire GU11 3QH**

Application No 21/00563/NMA

Ward: Knellwood

Applicant: Mr Wesley Pilgram

Decision: **Permission Granted**

Decision Date: 28 July 2021

Proposal: Non-material amendment to planning permission 19/00580/FULPP dated 19th Sept 2019 to allow changes to include repositioning of three roof lights within the front facing roof slope, insert roof light within rear roof slope of single storey rear extension, reduce size of en-suite window in first floor rear elevation, use of a smaller tile on roof of single storey front and rear extension in Redland 02 Brown plain tile and use of Cedral clad external finish to dormers in colour C18 Slate Grey

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

Application No 21/00572/NMA

Ward: Knellwood

Applicant: Mr Rennie

Decision: **Permission Granted**

Decision Date: 14 July 2021

Proposal: Non Material Minor Amendment to planning permission 21/00317/FULPP dated 21.05.21 to allow changes to fenestration and to change the outbuilding roof from a pitch roof to a flat roof

Address **77 Ashley Road Farnborough Hampshire GU14 7HD**

Application No 21/00575/COND Ward: Wellington

Applicant: Mr Jack Riggs

Decision: **Permission Granted**

Decision Date: 30 July 2021

Proposal: Submission of details pursuant (Louise Margaret Hospital Phase) to condition 7 (programme of salvage) of listed building consent 15/00931/LBC2PP dated 18th October 2016) (Phase 1b Nurses Residence)

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

Application No 21/00580/DEMOPP Ward: Empress

Applicant: Rushmoor Borough Council

Decision: **Prior Approval Required and Granted**

Decision Date: 05 August 2021

Proposal: PRIOR APPROVAL: Demolition of Farnborough Leisure Centre

Address **Farnborough Leisure Centre Westmead Farnborough Hampshire GU14 7LD**

Application No 21/00602/NMA Ward: Knellwood

Applicant: Bruce Rathod

Decision: **Permission Granted**

Decision Date: 23 July 2021

Proposal: Non material minor amendment to planning permission 17/00935/FULPP dated 29.01.2018 for changes to fenestration and render to both dwelling house and detached garage

Address **63 Rectory Road Farnborough Hampshire GU14 7HY**

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Development Management Committee
18th August 2021

Planning Report No. EPSH2124

**Planning (Development Management) summary report for the quarter
Apr-Jun 2021**

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 1st April to 30th June.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the fourth quarter and for the financial year. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 93 cases in the quarter. These are included in the total figures reflecting workload set out at 3.1 below.

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

Decisions in quarter	Apr-Jun 2021	Government Target	2020/2021 Total
3	100%	60%	100%

*2 of 3 cases were determined outside the statutory period but were subject to agreed extensions of time and therefore recorded as in time.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Apr-Jun 2021	Government Target	2020/2021 Total
20	85.5%	65%	88.86%

*2 of 20 cases were determined outside the statutory period but were subject to agreed extensions of time and therefore recorded as in time.

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

Decisions in quarter	Apr-Jun 2021	Government Target	2020/2021 Total
118	91.5%	80%	89.85%

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

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

Government Target	Apr-Jun 2021	Appeal Decisions
40% max	50%	2

3. Workload

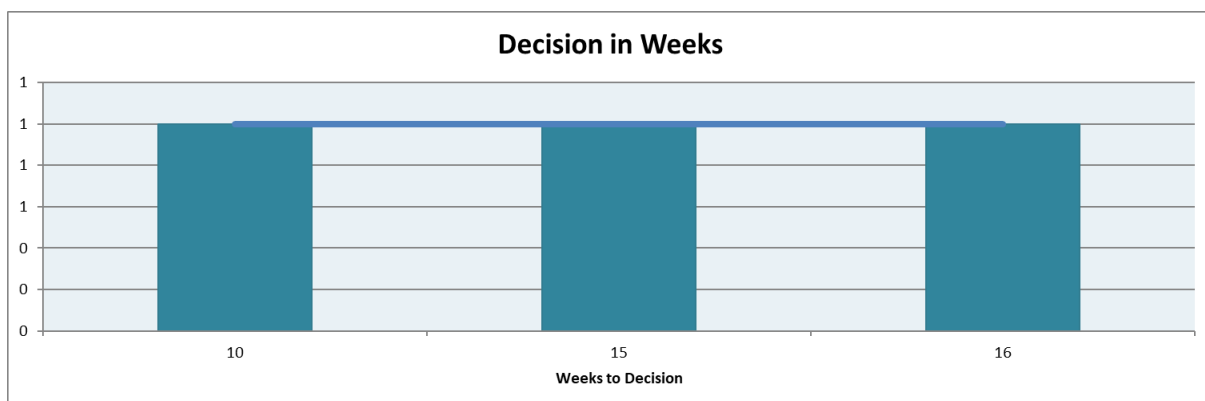
3.1 This section deals with workload demand on the Development Management Section in the first quarter of 2020-2021.

Departmental Work Demand Apr-Jun 2020

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q1	294	95	720	234	5

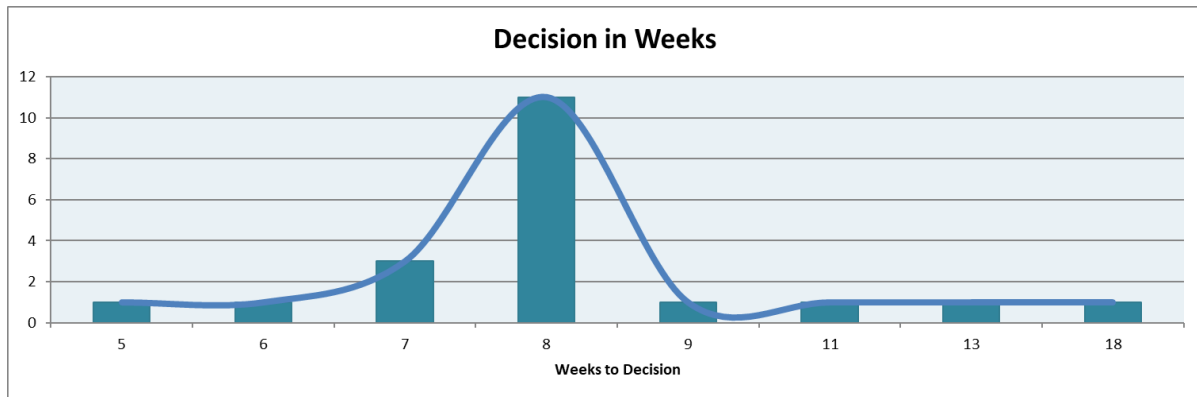
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2020-2021.

Major and small-scale majors Total 3



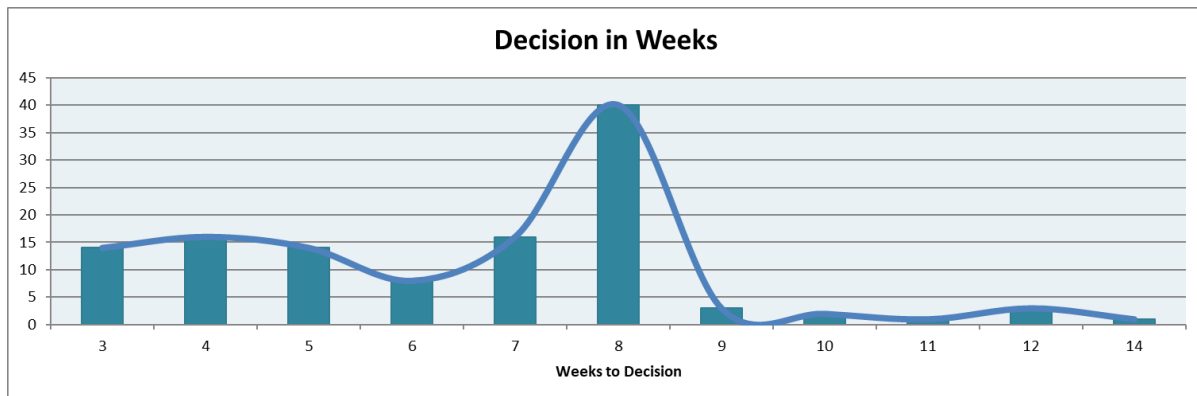
3.3 Performance with regard to Major applications remains well above the Government target with all three cases determined within the statutory period or in accordance with agreed extensions of time or planning performance agreements.

Minor (Non householder) applications Total 20



3.4 This second graph illustrates the determination times for minor applications, 85.5% of which were determined within the statutory period or in accordance with agreed extensions of time in the first quarter of 2021-22.

'Other' (Including Householder) applications Total 118



3.5 This third graph shows that in the first quarter of this financial year the majority of householder applicants received decisions within eight of their validation date.

4. Fee Income

4.1 The total planning fee income received for the first quarter was £129,111 against a budget estimate of £104,400.

4.2 The total pre-application income received for the first quarter was £12,227 against a budget estimate of £9,000.

5. Section 106 contributions

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

Section 106 contributions received	Apr-Jun 2021
Contributions received (Rushmoor and Hampshire)~	£136,130.50
Open Space (specific projects set out in agreements)	£43,800
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £6,500 b) £59,701 e) £0 f) £16,640.00
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) £711 b) £5,361.50 c) £0 d) £1,596 e) £0 f) £1,821
Transport (specific projects set out in agreements)*	£0

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

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

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

6. Comment on workload for this quarter

6.1 This this first quarter saw a resurgence in numbers of application and pre-application submissions. Planning application and pre-application income has been higher than anticipated outperforming budget estimates. The most significant variable, the effect of submission of major applications and their associated fees, remains difficult to predict.

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

7. Wellesley

7.1 There have been 870 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. 460 of the units are now occupied.

7.3 Gunhill Development Zone (Zone E) 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 north of the Cambridge Military Hospital, to the east of Maida Zone, and will provide a total of 116 residential units. 75 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. Two of the residential units are now occupied.

7.6 Permission was granted on the 27th May 2021 for 430 dwellings at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones. The application was submitted by Taylor Wimpey and will form the next phase of Wellesley. This phase will incorporate the eastern half of Stanhope Lines, Wellesley's linear park.

8. Recommendation

8.1 That the report be NOTED

Tim Mills
Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

BACKGROUND PAPERS: None.

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