

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

Case Officer	David Stevens
Application No.	21/00608/TEMP
Date Valid	14th September 2021
Expiry date of consultations	6th October 2021
Proposal	Continued use of parking spaces within Farnborough Leisure Centre Car Park for temporary siting of two 3.05 x 2.44 metre (10 X 8 feet) metal storage containers with access ramp for use by SERCO Street Cleaning Team for a period of 3 years
Address	<b>Car Park Farnborough Leisure Centre Westmead Farnborough</b>
Ward	Empress
Applicant	Rushmoor Borough Council
Agent	
Recommendation	<b>GRANT</b>

### **Description**

The pay & display Car Park is located to the west of the Leisure Centre and adjoins Westmead, the Westmead (Sulzer) Roundabout and Westmead House to the north, west and south respectively. The Car Park contains 129 spaces, of which 3 spaces along the north-west margin form the application site.

Planning permission is sought for the continued use of these three parking spaces to site a pair of metal storage containers. These are being used by the Council's street cleansing contractors SERCO following the need for their storage facility within the Leisure Centre to be vacated pending the demolition of the building.

### **Consultee Responses**

Aboricultural Officer – No comments

### **Neighbours notified**

In addition to posting a site notice and press advertisement, 60 individual letters of notification were sent, largely to the individual office suites within Westmead House, but also

to other addresses nearby in Westmead and Solarton Road.

### **Neighbour comments**

At the time of writing no comments have been received. However the neighbour notification period expires on 6 October 2021. Any comments that are received will be reported to the Committee at the meeting.

### **Policy and determining issues**

The site is located within the town centre area of Farnborough and within the area subject to allocation for development as the Farnborough Civic Quarter. Policies SS2 (Spatial Strategy), SP2 (Farnborough Town Centre), SP2.3 (Farnborough Civic Quarter), DE1 (Design in the Built Environment), (NE3 (trees) and IN2 (Transport) of the adopted Rushmoor Local Plan (2014-2032) are relevant.

The main determining issues are the visual impact, impact upon neighbours, impact on trees and highways considerations.

### **Commentary**

#### 1. Visual Impact –

The storage containers are of utilitarian appearance and in a readily visible location. They are small in scale and viewed against the backdrop of larger existing buildings and under a pair of existing semi-mature trees on the margin of the car park. The use of the parking spaces for the siting of the storage containers is proposed for a temporary period of three-years only to enable the Council's contractor, SERCO, to continue to operate street cleaning in the Borough. Given that the Council's own contractors are managing and using the containers it is considered that they and the vicinity would be kept tidy in appearance. As a result it is considered that the proposed containers would have an acceptable visual appearance provided that this is for a temporary period only, subject to the usual condition requiring their removal and the restoration of the site to its previous condition.

#### 2. Impact on Neighbours –

There are no residential properties located in the immediate vicinity. Given the temporary nature of the proposed low-key storage use it is not considered likely that the amenities of neighbours would be materially and unduly affected.

#### 3, Impact on Trees –

The three parking spaces that are the application site are immediately adjoined to each side by a semi-mature tree and the crowns and rooting zones of the trees are located over and under the parking spaces respectively. A further two trees are located a little further away on the verge area to the east side. However the storage containers are installed directly onto the existing tarmac hard surface of the car park such that it is not considered that the health and stability of the trees would be materially and adversely affected as a result of root compaction. Additionally, the trees were not damaged when the containers were installed and, equally, there is no reason to consider that any damage would arise when the containers are removed in due course.

#### 4. Highway Considerations –

It is not considered that the storage containers give rise to any material impact upon the safety and convenience of highway users. They are accessed solely from within the car park area, have resulted in the loss of just 3 parking spaces and do not prejudice the use of the remainder of the car park. Given the small number of spaces involved it is not considered that any material impact on town centre public parking provision would arise. It is considered that the proposed temporary use would be acceptable in highway terms.

#### Conclusions –

It is considered that the use of the land at the Farnborough Leisure Centre Car Park for a temporary period of 3 years would be acceptable in visual and highways terms, and any potential impacts upon the adjacent trees and neighbours in the vicinity. In these respects it is considered that any planning harms that may arise are outweighed by the requirement for the temporary storage facilities in order to enable the Council's street cleansing contractors to continue operating. It is considered that the proposals are acceptable having regard to Policies SS2, SP2, DE1, IN2 and HE3 of the adopted Rushmoor Local Plan (2014-2032).

#### Recommendation

**GRANT** planning permission subject to the following conditions and informatives:-

1. The use hereby permitted shall be discontinued, the containers removed, and the land restored to its former condition on or before three years from the date of this permission.

Reason - It is considered inappropriate to permit indefinitely a use of land for the siting of the portable buildings.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: Site Location Plan; Site Block/Layout Plan; Container Dimensions Plan; Supporting Statement; Tree Report; and Photos of Containers in situ.

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

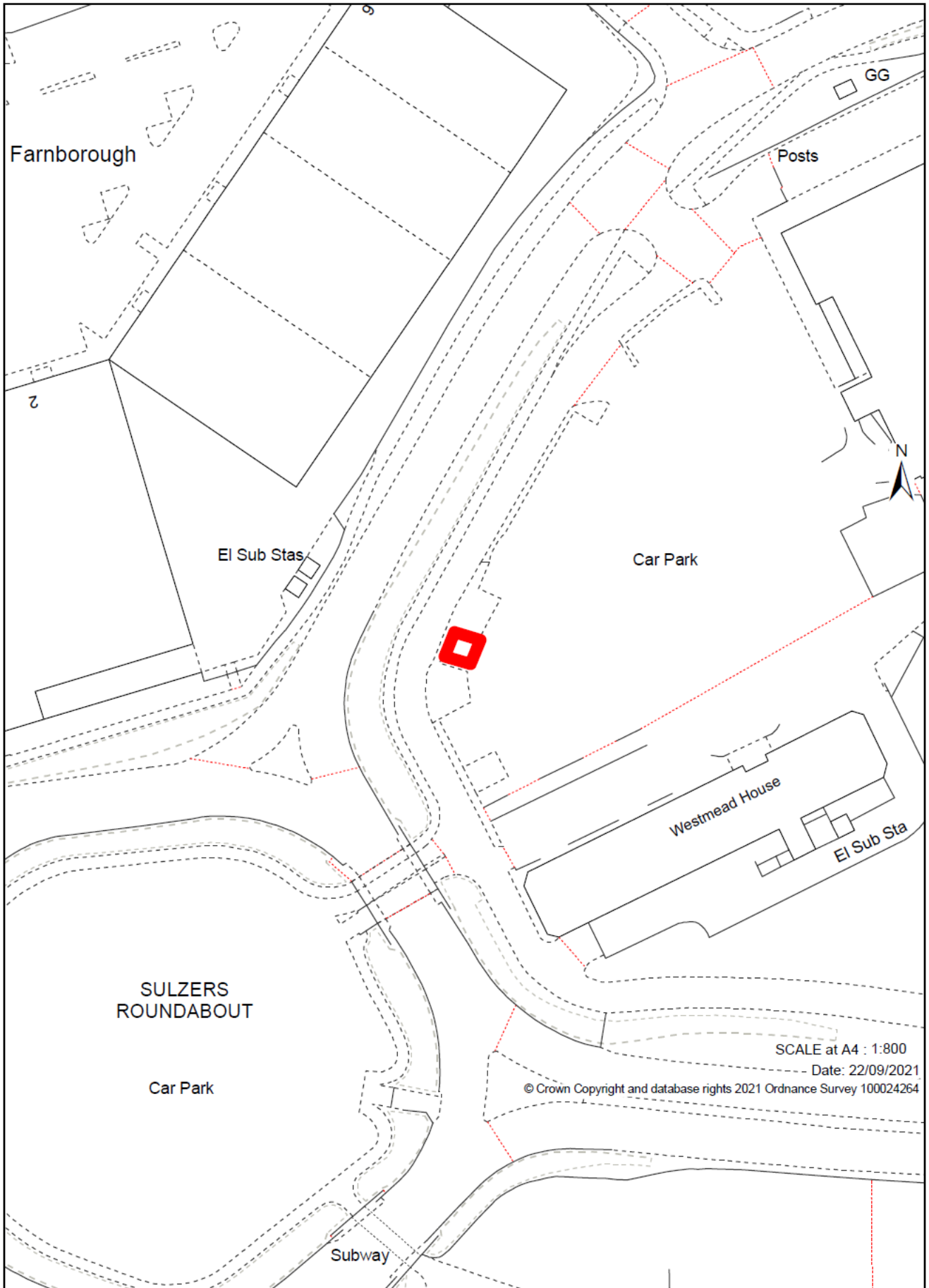
#### INFORMATIVES

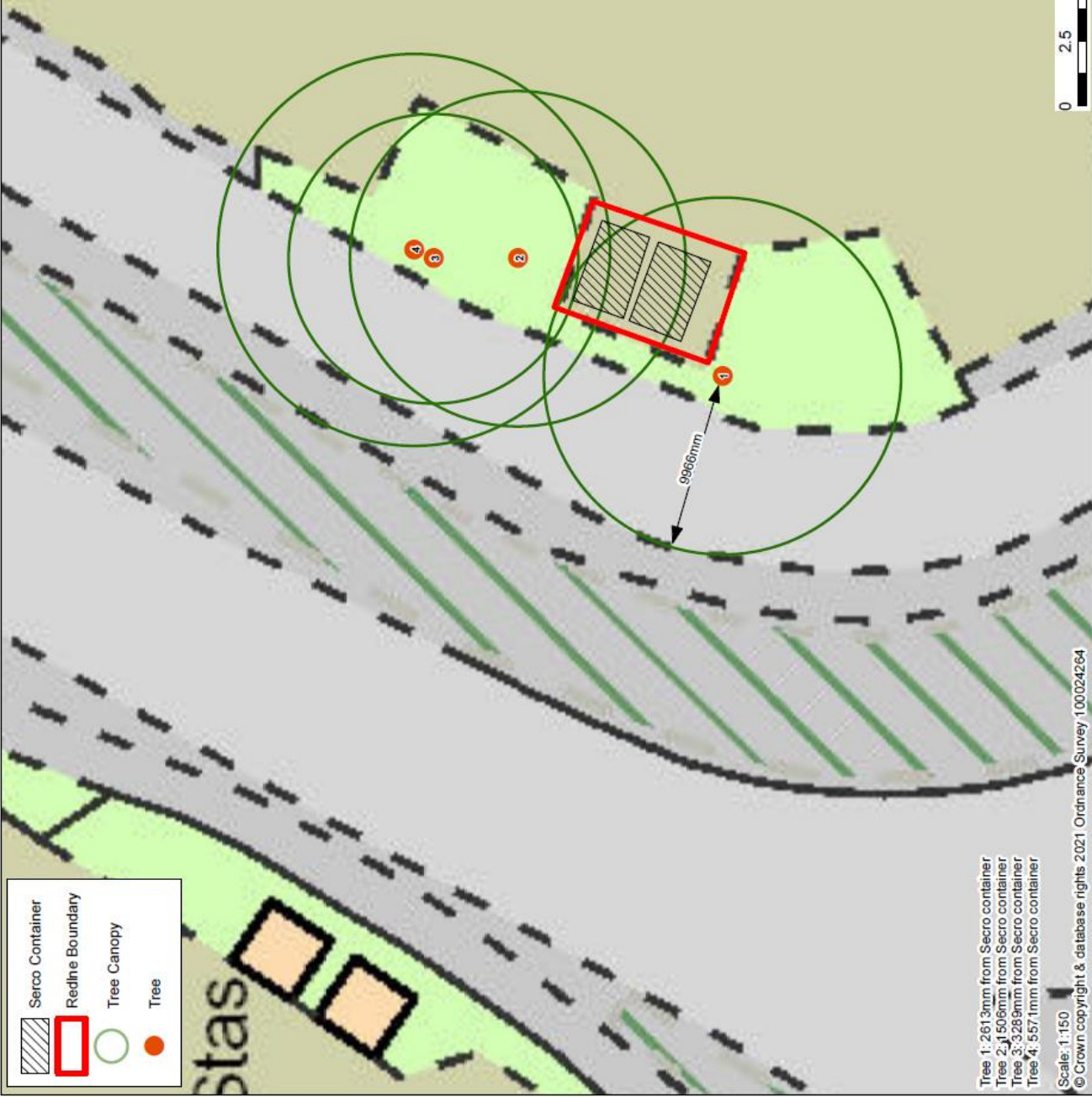
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the use of the land at the Farnborough Leisure Centre Car Park for a temporary period of 3 years would be acceptable in visual and highways terms, and any potential impacts upon the adjacent trees and neighbours in the vicinity. In these respects it is considered that any planning harms that may arise are outweighed by the requirement for the temporary storage facilities in order to enable the Council's street cleansing contractors to continue operating. It is considered that the proposals are acceptable having regard to Policies SS2, SP2, DE1, IN2 and HE3 of the adopted Rushmoor Local Plan (2014-2032).

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

- 2 INFORMATIVE – 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.

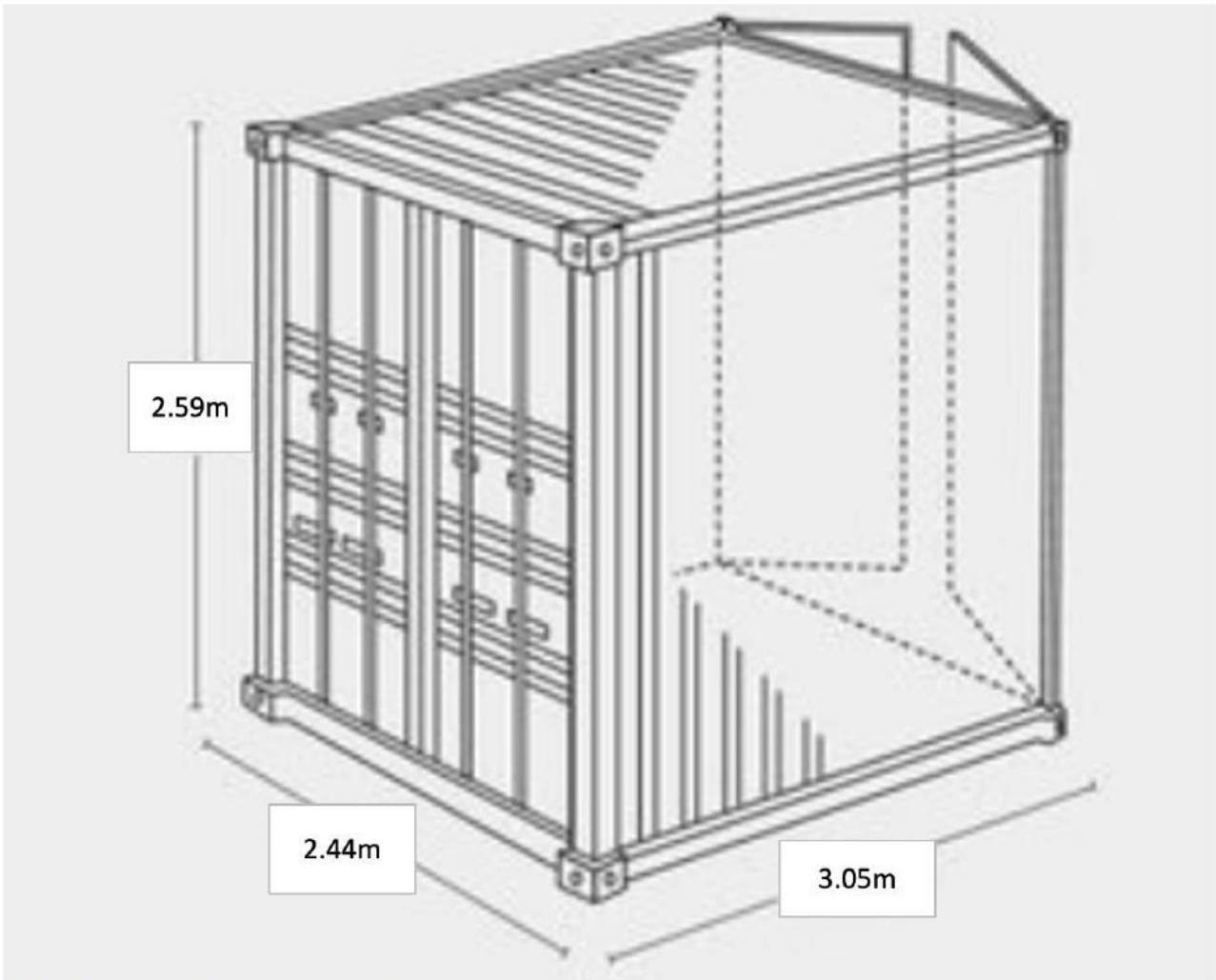




	Serco Container
	Redline Boundary
	Tree Canopy
	Tree

Tree 1: 2613mm from Serco container  
Tree 2: 1506mm from Serco container  
Tree 3: 3289mm from Serco container  
Tree 4: 5571mm from Serco container

Scale: 1:150  
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SERCO Storage Container : Dimensions

