

## Development Management Committee

### Appendix "A"

**Application No.  
& Date Valid:** 24/00063/OUT

**2<sup>nd</sup> February 2024**

**Proposal:** **Outline Planning Application (with appearance reserved for future consideration) for flexible use development, including demolition of all existing structures and erection of two buildings comprising Use Class B2, B8 and E (g) at Proposed Development At Site Of Building 4.2 And Building 4.3 Frimley Business Park Frimley Camberley**

**Applicant:** Rushmoor Borough Council

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 first application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. All subsequent reserved matters shall be submitted no later than 5 years from the date of this permission.

Reason - To comply with the provisions of section 92(2) of the Town and Country Planning Act 1990.

3. Details of a Phasing Strategy for the development of the site shall be submitted to and approved in writing by the Local Planning Authority prior to the submission of the first Reserved Matters Application (RMA). The details shall include the following:
  - a. A layout plan confirming the extent of each Development Zone/ Phase to which future RMAs will relate;
  - b. An indicative phasing programme for the submission of the RMAs;
  - c. An indicative phasing programme for the implementation of the consent;
  - d. The development shall be carried out in accordance with the approved Phasing Strategy.

Reason: To facilitate the future submission of the Reserved Matters and redevelopment of the site in a phased approach.\*

4. No development shall take place in any Development Zone identified on details submitted pursuant to condition 3, until an application for details relating to appearance, landscaping, layout and scale of the development hereinafter called "the reserved matters" shall be submitted to and approved in writing by

the Local Planning Authority in respect of that Development Zone/Reserved Matters Area. Notwithstanding any indications on the illustrative and parameter plans submitted with the outline planning application, each Reserved Matters Application shall include details of the following:

- a. Details relating to appearance, landscaping, layout and scale of the development;
- b. Plans detailing existing and proposed site levels;
- c. A fully detailed surface water drainage strategy, including SuDs drainage features;
- d. Details of measures to demonstrate that the buildings will be appropriately flood resistant and resilient.
- e. Provision for storage and removal of refuse and recycling;
- f. Energy performance & sustainable construction statement;
- g. Water Efficiency Statement;
- h. Ecological Management Plan;
- i. Landscape Management Plan;
- j. Detailed Transport Plan;
- k. Construction Environmental Management Plan;
- l. Construction Traffic Management Plan;
- m. Arboricultural Development Statement;
- n. Lighting Assessment;

The development shall be carried out in accordance with the details as approved.

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.

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

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

6. 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

7. No vehicles, machinery, equipment, materials, spoil, skips, scaffolding, or anything else associated with the works or operation of the development, shall be parked, stored or positioned on or near to Rushmoor Footpath 19, as to cause obstruction, hindrance or hazard to its legitimate users

Reason - To ensure that the Public Right of Way remains open at all times.

8. 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 Classes B2, B8 and E(g) ; and for no other purpose, including any other purpose within Class E;, without the prior permission of the Local Planning Authority.

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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, E, H, I and J of Part 7; of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

Reason - To prevent the encroachment of development into the buffer zone of the adjacent Blackwater River and to prevent adverse impact on traffic and parking conditions in the vicinity.

10. Each phase of the development hereby approved shall not be occupied until the off-street parking facilities shown on the approved plans have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development). \*

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

11. All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. All plant and machinery shall be switched off between the hours of 11pm and 7am.

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

12. No display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - To protect the amenities of neighbouring property.

13. No building materials shall be stored within 8 metres of the River Blackwater.

Reason: To maintain the character of the watercourse.

14. The permission hereby granted shall be carried out in accordance with the following approved drawings. Drawing numbers: 23020-TP-001 Rev A, TP 002A EXISTING SITE PLAN\_ 23020, 23020 - TP-003 Rev C and 23020-TP-010 Rev C.

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

### **INFORMATIVES**

- 1 The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 The Council has granted Outline permission because it is considered that the proposal would result in a type and form development that would be broadly compatible with the other more recent developments that have been permitted in both the Rushmoor and Surrey Heath Borough Council sections of Frimley Business Park, which would be provided with suitable vehicular access and parking, would have no material adverse impact on highway safety, upon residential amenity and subject to the submission of Reserved Matters applications, it is considered that the development will accord with Policies SS1, SS2, PC2, IN2, DE1, DE4, DE10, NE2, NE4, NE6 and NE8 of the Rushmoor Local Plan.

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

- 3 Your attention is specifically drawn to the conditions marked \*. These condition(s) require either the submission and approval of details, information, drawings etc. by the Local Planning Authority BEFORE WORKS START ON SITE, BEFORE SPECIFIC ELEMENTS OF THE PROPOSAL ARE CARRIED OUT or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING.

Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION.

The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with

must be accompanied by the appropriate fee.

- 4 The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
  - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
  - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 6 No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Operational Services for advice.
- 7 It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0800 316 9800.
- 8 The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Operational Services.
- 9 In order to avoid risk arising from overbuilding of the gas network, the applicant is advised to check their proposals against the information at <https://www.linesearchbeforeudig.co.uk> and contact the Plant Protection Team at Scotland Gas Networks Plc [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk) Tel: 0800 912 1722
- 10 The applicant's attention is drawn to Network Rail's "Asset Protection Informatives for works in close proximity to Network Rail's Infrastructure", which is enclosed with this decision notice.