

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	Louise Davies
Application No.	25/00534/FUL
Date Valid	7th October 2025
Expiry date of consultations	29th October 2025
Proposal	Conversion and extension of Units 16-18 with partial internal works to Unit 20, The Meads Shopping Centre to facilitate formation of a cafe/bar and restaurant with associated external walls, signage, entrances and bin store
Address	16 - 18 Kingsmead Farnborough Hampshire GU14 7SL
Ward	Empress
Applicant	Rushmoor Borough Council
Agent	Jolp
Recommendation	GRANT

Description

This application is before the Development Management Committee as the applicant is Rushmoor Borough Council.

It seeks to convert an existing vacant retail unit within The Meads shopping centre into a café/bar/restaurant (Use Class E(b)), and to erect a rear single-storey extension replacing part of the existing back-of-house area of the existing unit to provide additional restaurant seating; to form a new glazed frontage with access doors facing onto the public realm in the existing side wall of the building, providing the opportunity to introduce external seating within the newly created public realm in Kingsmead (which would be the subject of a separate Licence); and to replace the existing internal entrance within the shopping centre with new glazing and automatic entrance doors. The arrangements for servicing, bin storage, and access will remain as existing and accessed from the service area. A separate application for Advertisement Consent will be required to install new signage to the external elevation(s).

A small part of the ground floor of Unit 20 (previously occupied by Bumbles Hairdressers) will be incorporated into Unit 18 to form facilities for the restaurant. The frontage to Unit 20 within The Meads centre will remain unchanged and the internal changes will not affect the future use of this unit.

The kitchen and stores area for the restaurant will be located to the first floor of the unit, but this will not be accessible to the public. It is proposed to install an emergency doorway to allow access and maintenance to the flat roof space above the ground floor into the first floor elevations. This will not be easily visible from the public realm.

Consultee Responses

Environmental Health	No objection. Recommends the detail for the odour/air extraction system is submitted prior to commencement of development.
----------------------	--

HCC Highways Development Planning	Comments awaited
-----------------------------------	------------------

Neighbours notified

In addition to posting a site notice, individual letters of notification were sent to the surrounding properties. Any comments received will be reported to Members at the Development Management Committee.

Policy and determining issues

The main determining issues are the principle of development, design and impact on character of the area, impact on neighbouring uses and their amenity, and parking and highway implications.

The site is located within the defined urban area of Farnborough Town Centre and falls within the primary shopping area and designated secondary shopping frontage. The proposal seeks planning permission for a cafe/bar/restaurant (Use Class E – formerly Class A3), alongside external works.

The development plan for Rushmoor includes the *Rushmoor Local Plan*, which was formerly adopted by the Council on 21st February 2019, the *Hampshire Minerals and Waste Plan* (adopted October 2013) and saved Policy NRM6 of the *South East Plan* (adopted May 2009). The *National Planning Policy Framework (NPPF, 2025)*, is also a material consideration.

The site lies within the primary shopping area of Farnborough Town Centre and is situated within the defined secondary shopping frontage. Policy SP2 (Farnborough Town Centre), and Policy SP2.2 (Secondary Frontages in Farnborough Town Centre) of the *Rushmoor Local Plan* are therefore relevant to the consideration of the proposal. Policy SP2 aims to maintain or enhance the vitality and viability of Farnborough Town Centre and sets out a strategy for its revitalisation. Amongst other things, it states that the town centre should be ‘the focus for development of retail, leisure, entertainment, cultural, tourism, restaurant, supporting services and other town centre uses’. It also aims to ‘improve the evening economy by supporting new leisure uses, entertainment and cultural uses, together with family restaurants, cafés and bars, particularly within Kingsmead in support of the cinema’. In this respect, Policy SP2.2 allows for a more diverse mix of uses within the secondary shopping frontages and sets out criteria for the proportion of retail uses within each of the frontages. In The Meads, the approach is to

allow for a greater flexibility in the mix of uses, with restaurant and café uses (Use Class A3) encouraged to support the cinema and to create a focus for the evening economy. For example, Policy SP2.2 states that development in the shopping centre frontage will be permitted provided that 'a change of use from A1 will not result in the number of non-A1 units exceeding 50%, unless the proposed use is for Class A3'. It also states that development will be permitted on the condition that it 'maintains or enhances the [town centre's] vitality and viability', and 'is for a town centre use which retains an active frontage'. This proposal is considered to be compliant with this policy.

Design Considerations

The primary design consideration involves the impact of a single-storey rear extension, which will extend the unit further into the rear goods area in Kingsmead to accommodate an expanded restaurant seating area. Additional changes include the installation of a new doorway and glazed elements within the existing and proposed wall elevation facing the new public realm in Kingsmead. The existing entrance inside The Meads will be replaced with new glazing that enhances visibility and accessibility.

The proposed materials including the external finishes and fenestration have not been provided in detail. It is considered appropriate to address this matter through a pre-commencement planning condition, should planning permission be granted.

Extraction Equipment

The proposal includes preliminary details regarding the extraction equipment. It is considered appropriate to address this matter through a pre-commencement planning condition, should planning permission be granted.

Single Storey Extension into Rear Service Area

The proposed rear extension will occupy part of the existing service yard behind Units 16 and 18. Its location ensures no adverse impact on circulation or access for other units. Unit 20 will retain full access. Servicing and refuse collection will continue via the rear yard, with a new bin store proposed.

Highway and Transportation

The proposal does not alter existing car or cycle parking provisions. The proposed restaurant floorspace totals 372.5 sqm, an increase of 105.5 sqm. This generates a requirement for 20 parking spaces under the adopted Car and Cycle Parking Standards SPD.

The town centre location benefits from:

- Public transport links
- Pedestrian and cycle access
- 24-hour parking at Queensmead and The Meads
- Permit-only parking at Eastmead

The site is considered to have adequate parking and complies with Policy IN2 and the adopted SPD.

Impact on Neighbouring Amenity

The site is within a shopping centre with no immediate residential neighbours. Proposed opening hours for this unit are Sunday to Thursday: 09:00–22:00 and Friday and Saturday: 09:00–23:00. The nearest units at Farnborough Barbers in The Meads, and Poundstretcher that backs onto the rear service yard are not expected to be adversely affected due to distance and lack of facing windows.

Biodiversity Net Gain

This development is exempted from the requirements from the standard national Biodiversity Net Gain (BNG) condition as the site is developing over a sealed surface, and that its requirements do not therefore apply in this case.

Conclusion

The proposal represents an active town centre use that supports the objectives of the Rushmoor Local Plan, particularly Policy SP2. It contributes positively to the evening economy and maintains an active frontage.

Design alterations are sympathetic to the existing shopping centre, and the new Kingsmead access enhances connectivity to the newly installed public realm. The proposal is compatible with the function of The Meads, and its impact on character of the town centre, amenity, and highway safety is acceptable.

The proposal is considered to be compatible with the function of The Meads as a shopping centre, it would have an acceptable impact on the character and appearance of the site, on the amenity of neighbouring properties and on parking provision and highway safety.

The proposal is considered acceptable having regard to Policies IN2, DE1, SS2, SP2, SP2.1, SP2.2 of the Rushmoor Local Plan (adopted February 2019) and Rushmoor Car and Cycle Parking Standards (2024).

RECOMMEDATION

That permission be **GRANTED** subject to the following conditions;

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

- External walls and cladding
- Fenestration, glazing and doors

Reason - To ensure satisfactory external appearance.*

- 3 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.

- 4 The use hereby permitted shall not be carried on unless and until details of the odour/air extraction system has been submitted to and agreed in writing by the Local Planning Authority. The details shall include the position and design of the kitchen extract flue and filters, and also the ventilation/air conditioning of the restaurant and ancillary areas, and all other necessary details. The fume extraction equipment hereby approved shall be installed and in full working order fully in accordance with the approved scheme prior to the commencement of the use of the new kitchen area and thereafter be maintained for as long as the use continues and shall be operated in such a manner as to suppress effectively the emission of fumes and smell. The system shall be fitted with a timer to ensure it stops operating when the premises close after their daily operation. Should any additional modifications to the system be required to suppress effectively the emission of fumes and smell, details of these shall first be submitted to and agreed in writing by the Local Planning Authority unless the modifications constitute development in which case a separate application for planning permission will be required.

Reason: In the interests of the amenities of the locality.

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

400-363- Design and Access Statement
400-363-01 Existing Site and Location Plan
400-363-02a Proposed Site and Location Plan
400-363-102 Existing Floor Plans and Elevations
400-363-103c Proposed Ground Floor Plans
400-363-104b Proposed First Floor Plans
400-363-502 Proposed Elevations Sheet 1 of 2
400-363-503 Proposed Elevations Sheet 2 of 2
400-363-105c Proposed Elevations Sheet 1 of 2
400-363-108 Entrance Visual
400-363-500b Proposed Ground Floor Plan
400-363-501b Proposed First Floor Plan
400-363-504 Proposed Cross Section Plan
400-363-506 Proposed Roof Junction Plan

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

Informatives

- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 The Council has granted permission because the proposal is considered to be compatible with the function of The Meads as a shopping centre, it would have an acceptable impact on the character and appearance of the site, on the amenity of neighbouring properties and on parking provision and highway safety.

The proposal is considered acceptable having regard to Policies IN2, DE1, SS2, SP2, SP2.1, SP2.2 of the Rushmoor Local Plan (adopted February 2019) and Rushmoor Car and Cycle Parking Standards (2024).

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.

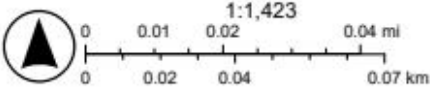
- 3 The applicant is advised that the development hereby approved is exempted from the standard national Biodiversity Net Gain (BNG) condition and that its requirements do not therefore apply in this case.

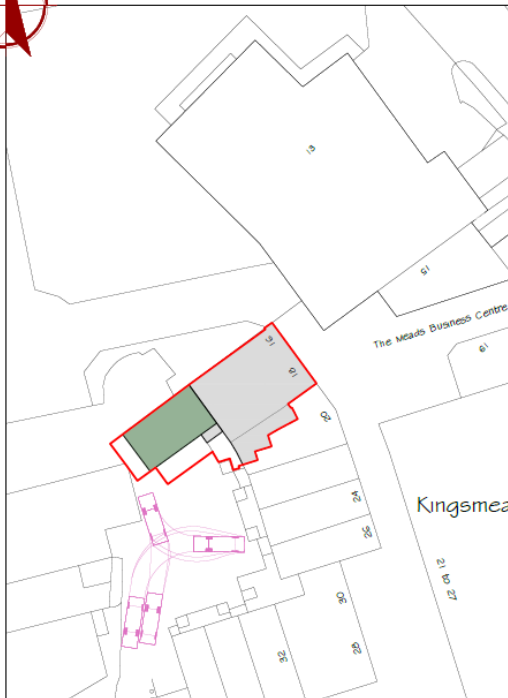
ArcGIS Web Map



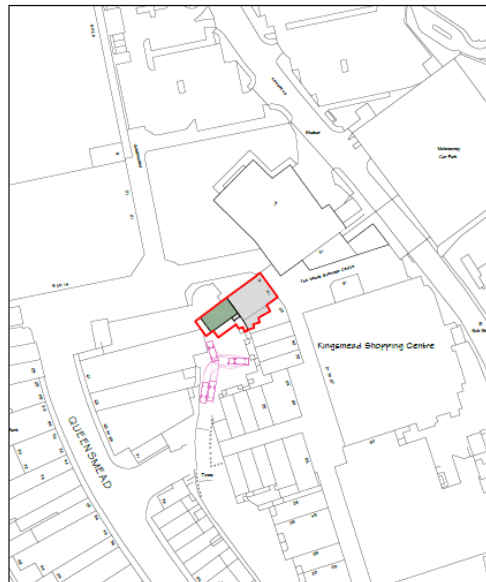
10/29/2025, 12:16:15 PM

 Planning Application



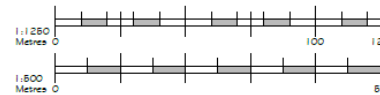


Proposed Block Plan
Scale 1:500



Proposed Location Plan
Scale 1:1250

Key:



<p>Note:</p> <p>The drawing may not be reproduced, reduced or stored in any way without written authority from JOLP.</p> <p>Do Not Scale, Use figure dimensions</p> <p>Check all dimensions on site before work proceeds, report discrepancies to JOLP.</p> <p>If In Doubt, Please Contact JOLP</p>
--

A.	Client amendment.	02.10.25.
Rev.	Comment.	Date.

Proposed Block & Location
Plan

Client.

Rushmoor Borough
Council

See.

The Meads Shopping Centre,
19 Kingsmead,
Farnborough,
GU14 7SJ

Agent.



JOLP LTD
COUNTY GATES HOUSE, 300 POOLE ROAD, POOLE, BH12 1AZ
Tel: (+44) 01202 145563
Email: office@jolph.co.uk
www.jolph.co.uk

Date: Sep 2025 Scale: 1:500@A3

Dwg No. 400-3G3/02a

