

Appeals Progress Report

1. Decided Appeals – Unit 1-3 Camp Road, Farnborough

- 1.1 The site address is Units 1-3 Camp Road Industrial Estate, 14 Camp Road, Farnborough and the appealed application is for 'Change of use of Unit 1 from mixed use Storage and Distribution/Retail to Class 4 MoT testing centre (Use Class B2); continued use of Unit 2 as a vehicle service and repair premises (Use Class B2); continued use of Unit 3 as an MoT testing centre (Use Class B2); retention of canopies outside Units 1 and 2, retention of vehicle access gate on north boundary and new gate on south boundary and retention of boundary fencing and additional fencing' (24/00660/FULPP)
- 1.2 The application was refused for the following reasons:-
 - Failure to demonstrate the development can operate without undue impact on neighbouring amenity;
 - Failure to make provision for sufficient off-road parking,
 - Adverse impact on the visual amenities of the site and surrounding area by way of the canopies and congested and haphazard appearance of the front congested parking
- 1.3 The Inspector agreed the development demonstrated a shortfall of parking spaces when considered against the Council's Parking Standards for vehicle repair and MoT testing centres and further that the parking layout, with some customer spaces doubling up as working bays and others being inside the building, further limited availability for customers. The Inspector did not agree that the Council's standards for MoT testing centres were inappropriate in scope. The Inspector concluded that parking was not in accordance with the Parking Standards SPD and therefore conflicted with Policy IN2.
- 1.4 The Inspector agreed that the combination of the scale, form and materials of the canopies made them appear as discordant additions to the building. The Inspector did not consider that the congested parking could be resolved by the enclosure of the site with fencing. Being close to the town centre's primary shopping frontage the Inspector concluded that the proposal would harm the appearance of the site and its surroundings for these reasons the development would conflict with Policy DE1 of the Local Plan.
- 1.5 The Inspector accepted the methodology and recommended remediation measures in the appellant's Noise Impact Assessment Report and that the impact to occupiers of neighbouring and nearby residential properties could be resolved by appropriate conditions.

1.6 It is noted that there is an outstanding Enforcement appeal decision for an Enforcement Notice appealed in March 2025 for 'material change of use of the land [at Units 1-3 Camp Road Industrial Estate] from Mixed use B8 and E commercial use class to a use for Class B2 General Industrial vehicle repair service; and unlawful building operations for the erection of steel awning structures outside Units 1 and 2'. Council Enforcement public access reference is 23/00065/CARREP. The Gov.uk website is reporting that lawful development certificate and enforcement written representation appeal decisions are taking an average 73 weeks to complete.

1.7 The planning appeal **WAS DISMISSED**.

2 **Decided Appeals – 4-8 Farnborough Road Farnborough – Advertisement Consent**

2.1 The site address is 4-8 Farnborough Road, Farnborough which lies on the eastern side of Farnborough Road and comprises a car wash, with the appealed application being for the 'Installation of a free standing illuminated 48-sheet digital advertisement display' (25/00253/ADVPP). The proposed signage was to be located on the southern boundary facing Farnborough Road.

2.2 The main issue was considered to be the effect of the advertisement on the amenity of the appeal site and surrounding area including the setting of a Building of Local Importance and the South Farnborough Conservation Area.

2.3 The appeal was refused with the Inspector concluding that the proposed advertisement would harm the significance of the adjacent Conservation Area as a whole, including the setting of the Building of Local Importance contrary to Policy HE3, and would cause unacceptable harm to amenity. In particular, the Inspector noted "The advertisement's height, bulk and illumination would introduce a visually assertive and elevated structure that would compete with and interrupt the appreciation of the building's form and prominence. Its commercial appearance and digital illumination would contrast with the building's historic character, diminishing its setting when viewed from Farnborough Road and adjacent public spaces".

2.4 The appeal against the refusal to grant express consent **WAS DISMISSED**.

Recommendation

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

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