



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 3rd February, 2016,
at 7.00 p.m.***

To:

VOTING MEMBERS

Cr. G.B. Lyon (Chairman)
Cr. B.A. Thomas (Vice-Chairman)

Cr. D.B. Bedford
Cr. D.M.T. Bell
Cr. R. Cooper

Cr. P.I.C. Crerar
Cr. Sue Dibble
Cr. Jennifer Evans

Cr. D. Gladstone
Cr. C.P. Grattan
Cr. J.H. Marsh

NON-VOTING MEMBER

Cr. R.L.G. Dibbs - Cabinet Member for Environment and Service Delivery
(ex officio)

STANDING DEPUTIES

Cr. S.J. Masterson
Cr. P.F. Rust



Mr. Chairman, Ladies and Gentlemen,

You are hereby summoned to a Meeting of the **Development Management Committee** which will be held in the Concorde Room at the Council Offices, Farnborough on Wednesday, 3rd February, 2016 at 7.00 p.m. for the transaction of the business set out below.

Yours faithfully,

A.E. COLVER
Head of Democratic Services

Council Offices
Farnborough

26th January 2016

Enquiries regarding this Agenda should be referred to Mandy Speirs,
Administrative Officer, Democratic Services (Tel: (01252) 398821 or e-mail:
mandy.speirs@rushmoor.gov.uk)

A full copy of this agenda can be found at the following website:
<http://www.rushmoor.gov.uk/8918>

A g e n d a

1. **Declarations of interest –**

All Members who believe they have a disclosable pecuniary interest in any matter to be considered at the meeting may not participate in any discussion or vote taken on the matter and if the interest is not registered, it must be disclosed to the meeting. In addition, Members are required to leave the meeting while the matter is discussed.

2. **Minutes –**

To confirm the Minutes of the Meeting held on 9th December, 2015 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1603 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

Items for information

4. **Planning (Development Management) summary report for the quarter October – December 2015**

To receive the Head of Planning's Report No. PLN1605 (copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section for the period 1st October to 31st December 2015.

5. **Appeals progress report –**

To receive the Head of Planning's Report No. PLN1604 (copy attached) on the progress of recent planning appeals.

Index to Development Management Committee Agenda
3rd February 2016
Report No. PLN1603

Item No.	Reference Number	Address	Recommendation	Page No.
1	15/00897/REMPP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	22
2	15/00898/REMPP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	22
3	15/00930/LBC2PP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	23
4	15/00931/LBC2PP	Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot	For Information	23
5	15/00925/FULPP	Land Off Sarah Way, To The Rear Of 49-51 Victoria Road Farnborough	For Information	23
6	15/00964/FUL	St Josephs Roman Catholic Primary School Bridge Road Aldershot	For Information	23
7	16/00007/FULPP	Land At Dingley Way Farnborough	For Information	24
8	16/00027/FUL	ASDA Westmead Farnborough	For Information	24
9	15/00770/FULPP	Thomson House 296 Farnborough Road Farnborough	GRANT subject to legal agreement	25
10	15/00970/FULPP	24 - 26 Church Lane East Aldershot	GRANT subject to legal agreement	58

Declarations of interest

Name: Cllr _____

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

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 9th December, 2015 at the Council Offices, Farnborough at 7.00 p.m.

Voting Members

Cr. G.B. Lyon (Chairman)
Cr. B.A. Thomas (Vice-Chairman)

Cr. Mrs. D.B. Bedford	Cr. P.I.C. Crerar	Cr. D.S. Gladstone
Cr. D.M.T. Bell	Cr. Sue Dibble	Cr. C.P. Grattan
Cr. R. Cooper	Cr. Jennifer Evans	Cr. J.H. Marsh

Non-Voting Member

Cr. R.L.G. Dibbs (Cabinet Member for Environment and Service Delivery) (ex officio)

59. **DECLARATION OF INTEREST –**

There were no declarations of interest.

60. **MINUTES –**

The Minutes of the Meeting held on 11th November, 2015 were approved and signed by the Chairman.

61. **TOWN AND COUNTRY PLANNING ACT, 1990 (AS AMENDED) - TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995 - DEVELOPMENT APPLICATIONS GENERALLY –**

RESOLVED: That

- (i) permission be given for the following applications set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

15/00811/REVPP	(ASDA, Westmead, Farnborough)
* 15/00863/ADV	(Existing Monolith Wayfinding Signs, at Barrack Road, Court Road, Grosvenor Road, Station Road, Union Street, Upper Union Street, Victoria Road and Wellington Street, Aldershot);

- (ii) the applications dealt with by the Head of Planning, 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 Planning's Report No. PLN1561, be noted;
- (iii) the following application be determined by the Head of Planning, in consultation with the Chairman:
 - * 15/00813/FULPP (Proposed extension to Princes Mead, Westmead, Farnborough); and
- (iv) the current position with regard to the following application be noted pending consideration at a future meeting:
 - 15/00770/FULPP (Thomson House, No. 296 Farnborough Road, Farnborough).
 - * The Head of Planning's Report No. PLN1561 in respect of these applications was amended at the meeting.

62. 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
15/00811/REVPP	(ASDA, Westmead, Farnborough)	Mr. J. Moller	Against
		Mr. P. Bartram	In support

63. APPLICATION NO. 15/00811/REVPP – ASDA, WESTMEAD, FARNBOROUGH –

The Committee received the Head of Planning's Report No. PLN1561 (as amended at the meeting) regarding the removal of Condition No. 1 of Planning Permission 15/00117/REVPP dated 30th April, 2015 and the variation of Conditions 2 and 4 of this permission to allow one delivery to be made to the Asda service yard between the hours of 9.00 a.m. and 5.00 p.m. on Sundays and Bank Holidays, in accordance with the approved Service Yard Management Plan.

The Committee noted that there had been a number of breaches of the existing arrangements and that there had been little dialogue between Asda and local residents. It was therefore proposed by the Chairman and seconded by Cr. John Marsh, that:

- (i) the recommendation in the Report (to grant planning permission for a new trial period of one year) be amended to reduce the trial to three months;
- (ii) that ASDA be requested to meet with Ward Councillors and with local residents;
- (iii) the wording in Condition No. 3 should be amended to read 'statutory and bank holidays'; and
- (iv) it be investigated as to whether, where possible, deliveries in respect of this variation be monitored.

RESOLVED: That permission be granted, subject to the conditions and informatives set out above and in the Head of Planning's Report No. PLN1561 (as amended).

64. **APPLICATION NO. 15/00813/FULPP – PROPOSED EXTENSION TO PRINCES MEAD, WESTMEAD, FARNBOROUGH –**

The Committee received the Head of Planning's Report No. PLN1561 (as amended at the meeting) regarding the erection of an extension to the existing shopping centre to provide two retail units to include external display areas to the front, alterations to the external appearance of the existing tower feature, the creation of a rear service yard with access from Hawthorn Road and alterations to the existing car park layout and landscaping.

It was noted that the recommendation was to grant planning permission, subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act, 1990.

RESOLVED: That

- (i) subject to the completion of a satisfactory planning obligation under Section 106 of the Town and Country Planning Act, 1990 by 1st February, 2016 to secure:
 - (a) a contribution towards accident reduction of £15,000 and £10,000 for the Clockhouse and Pinehurst roundabouts respectively;
 - (b) a contribution towards the Farnborough Wayfinding Scheme of £15,000 to update mapping to include Princes Mead and further totem signage to identify the shopping areas and links between them, facilitating linked trips;
 - (c) a contribution of £25,000 towards pedestrian improvements at Northmead Junction with Victoria Road and Elmgrove Road; and

- (d) submission and implementation of a Full Travel Plan, payment of the Travel Plan approval and monitoring fees, and provision of a surety mechanism to ensure implementation

the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives as set out in the Head of Planning's Report No. PLN1561 (as amended); however

- (ii) in the event that a satisfactory planning obligation is not received by 1st February, 2016, the Head of Planning, in consultation with the Chairman be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for a Transport Contribution or a travel plan in accordance with the Council's adopted Supplementary Planning Document 'Planning Contributions' – Transport.

65. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – FORMER COTTAGE TO THE REAR OF JOB'S FARM, NO. 100 SANDY LANE, FARNBOROUGH –**

The Committee received the Head of Planning's Report No. PLN1559 which provided an update with regard to the position on the former cottage which lay to the rear of Job's Farmhouse on Sandy Lane, Farnborough.

The Committee was informed that the former cottage, was a Grade II listed building. It was reported that the cottage was in a poor state of repair and, despite some protection work three years previously, now required some further work in the near future to stabilise the structure. In June, 2015 the Committee had given authority for the Council to serve an Urgent Works Notice on the building should the owner not take appropriate measures to secure it.

The decision to take enforcement action, should it have been necessary, had instigated a dialogue with the owner who had stated his intention to repair and restore the building for use as an annexe to the house. The owner had informed the Council that he was currently preparing to submit a planning application to the Council. More importantly, it was reported that considerable measures had now been taken to stabilise the building. A framework of scaffolding had been erected around and through the most vulnerable parts of the building, supporting the walls and the temporary corrugated iron roof. The site had been inspected by the Council's Conservation Officer and the Chief Building Control Surveyor, who had confirmed that the works were comprehensive and indeed superior to those that could have been insisted upon through an Urgent Works Notice.

It was therefore not considered necessary, at this stage, to take any formal enforcement action. The former cottage had been stabilised and the Council had fulfilled its duty to protect the listed building.

RESOLVED: That the Head of Planning's Report No. PLN1559 be noted.

66. **APPEALS PROGRESS REPORT –**

(1) **New Appeals –**

Application No.	Description
--	Against the Council's decision to serve an Enforcement Notice on 28th September, 2015 on the owner of the land at the former Lafarge Site, Hollybush Lane, Aldershot. The Planning Inspectorate had decided that the appeal should be heard at a Public Inquiry at a date in 2016 to be set in due course.
15/00153/FULPP	Against the Council's decision to refuse planning permission for the erection of a pair of semi-detached dwellings with access and parking on land at No. 28 Blackthorn Crescent, Farnborough. The appeal would be dealt with by means of the written procedure.

(2) **Appeal Decisions –**

Application No.	Description	Decision
15/00041/FULPP	Against the Council's decision to refuse planning permission for the erection of two semi-detached dwellings with associated access and parking from Peabody Road on land at the junction of Peabody Road and Queens .Road, Farnborough.	Allowed
15/00439/FUL	Against the Council's decision to refuse planning permission for a single storey front extension at No. 13 Anglesey Road, Aldershot.	Dismissed
15/00094/FULPP	Against the Council's decision to refuse planning permission for the erection of five dwellings (two two-bedroom and three three-bedroom) with associated access, parking and landscaping on land to the rear of Nos. 87 – 97 Rectory Road, Farnborough.	Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1562 be noted.

The Meeting closed at 7.50 p.m.

G.B. LYON
CHAIRMAN

**Development Management Committee
9th December 2016**

Appendix "A"

Application No. & Date Valid: **15/00811/REVPP** **14th October 2015**

Proposal: Removal of condition 1 of planning permission 15/00117/REVPP dated 30/4/2015 and variation of conditions 2 and 4 of this permission to allow one delivery to be made to Asda service yard between the hours of 0900 and 1700 on Sundays and Bank Holidays, in accordance with the approved Service Yard Management Plan at **ASDA Westmead Farnborough Hampshire**

Applicant: Mr Robert Parkes - Asda Stores Ltd

Conditions: 1 The deliveries to the rear service yard hereby permitted on Sundays and Bank Holidays shall be discontinued on or before the end of a period of three months from the date of this permission unless the Local Planning Authority shall have previously permitted their continuation for a further period.

Reason - In the interests of residential amenity.

2 With the exception of the single delivery permitted by this planning permission or those permitted by planning permission 14/00298/FUL, no lorries shall enter or leave the site for the purpose of loading or unloading except between the hours of 0700 and 2200 Monday to Saturday and not at all on Sundays or Statutory or Bank Holidays.

Reason - In the interests of residential amenity.

3 There shall be no use of the rear service yard on Sundays or Bank Holidays except in connection with the deliveries hereby approved.

Reason - In the interests of residential amenity.

4 The deliveries hereby permitted shall be undertaken strictly in accordance with the Service Yard Management Plan which was submitted to the Local Planning Authority pursuant to condition 4 of planning permission 15/00117/REVPP and approved by the Local Planning Authority on 16 July 2015 under reference

15/00422/CONDPP.

Reason - In the interests of residential amenity.

Application No. & Date Valid: **15/00813/FULPP** **15th October 2015**

Proposal: Erection of an extension to the existing shopping centre to provide two retail units to include external display areas to front, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping at **Proposed Extension To Princes Mead Westmead Farnborough Hampshire**

Applicant: Lancashire County Council C/o Knight Frank Investment Manage

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 No works shall start on site until a schedule and/or samples of the external materials to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The Development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.*

3 No works shall start on site until a schedule and/or samples of surfacing materials, including those to access driveways/forecourts to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved

Reason - To ensure satisfactory external appearance and drainage arrangements.*

4 Prior to occupation or use of any unit within the new development hereby approved, details of satisfactory

provision for the storage and removal of refuse from the unit to which it relates shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area.*

- 5 No machinery shall be operated within the service yard, nor shall any deliveries or refuse collections be made to or from the site or unloaded within the service yard outside the following times:

0700-2200 hours Mondays to Saturdays and
0800-1300 hours on Sundays and Bank or Statutory
Holidays.

Reason - To safeguard the amenities of neighbouring occupiers

- 6 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.

- 7 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to

avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for 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.*

- 8 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.

Reason - To protect the amenity of neighbouring occupiers.*

- 9 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

- 10 Unless otherwise agreed in writing and notwithstanding

any details submitted with the application, no works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented in full prior to the first occupation of the development or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

Reason - To ensure the development makes an adequate contribution to visual amenity

- 11 The development hereby approved shall not be occupied until the car, motorcycle and cycle parking facilities shown on the approved plans have been completed and made ready for use. 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 and to promote sustainable transport.

- 12 With the exception of the seasonal storage area and the external display areas shown on the approved plans no display or storage of goods, materials, plant, or equipment shall take place other than within the building.

Reason - To protect the amenities of the area and neighbouring property and in the interests of pedestrian safety

- 13 Prior to the commencement of development details of a lighting strategy for the site shall be submitted to and approved by the Local Planning Authority. Once approved the lighting strategy shall be implemented prior to the first occupation of the development and thereafter retained unless otherwise agreed in writing.

Reason - In the interests of the visual amenities of the area and the residential amenities of adjoining occupiers.

- 14 The new development hereby approved shall not be subdivided in any way (ie to create larger or smaller units) without the prior written approval of the Local Planning

Authority.

Reason - To accord with the terms of the application and supporting information and to safeguard the vitality and viability of Farnborough town centre

- 15 The net retail sales floorspace within the development shall not exceed 3703 square metres.

Reason - To accord with the terms of the application and supporting information and to safeguard the vitality and viability of Farnborough town centre

- 16 The use of the mezzanine floor proposed within unit 3 shall be restricted to ancillary storage purposes only. In the interests of clarity it shall not be used for any retail sales.

Reason - To accord with the terms of the application and supporting information and to safeguard the vitality and viability of Farnborough town centre

- 17 With the exception of 30% of the net sales area, the use of the development shall be restricted to the retail sale of non food goods only, and for no other purpose within Class A1 of the Town and Country Planning (Use Classes) Order 1987 as amended and in particular shall not be used for the general sale of food items.

Reason - To accord with the terms of the application and supporting information and to safeguard the vitality and viability of Farnborough town centre

- 18 No works shall start on site until a construction method statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- i. programme of construction work;
- ii. the provision of long term facilities for contractor parking;
- iii. the arrangements for deliveries associated with all construction works;
- iv. methods and phasing of construction works;
- v. access and egress for plant and deliveries;
- vi. protection of pedestrian routes during construction;
- vii. location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii. controls over dust, noise and vibration during the

construction period;

ix. provision for storage, collection and disposal of rubbish from the development during the construction period

x. lorry routing; and

xi. provision for the on-site parking and turning of construction vehicles

Construction shall only take place in accordance with the approved method statement.

Reason - To protect the amenities of neighbouring, to prevent pollution and to prevent adverse impact on highway conditions in the vicinity.*

- 19 Unless otherwise agreed in writing, within 6 months of the completion of the development a copy of a final BREEAM certificate shall be submitted for the approval of the Local Planning Authority certifying that BREEAM 'Very Good' standard has been achieved for the development.

Reason - To ensure the sustainability of the development in accordance with Core Strategy Policy CP3.

- 20 The pedestrian crossing on Hawthorn Road as shown on the approved plans shall be provided and made available for use prior to the first occupation of the development.

Reason - In the interests of pedestrian safety

- 21 Prior to the removal of the footpath from public use that runs parallel with the Princes Mead shopping centre, an alternative pedestrian route through the Princes Mead shopping centre shall be provided in accordance with a scheme to be submitted to the Local Planning Authority for approval. Once approved the scheme shall be fully implemented in accordance with the approved scheme and thereafter retained.

Reason - In the interests of pedestrian safety and to promote sustainable transport choices

- 22 The permission hereby granted shall be carried out in accordance with the following approved drawings -P-001 rev A, 002 rev A, 003 rev A 004 rev C, 005 rev A, P-100 rev D, P-101 rev A, P-102 rev A, P-103 rev A, P-104 rev B, P-200 rev A, P-300 rev B, P-301 rev C, P-302, P-350 rev A, P-351 rev A, P-352 rev A, 353 rev A, 12/205/100-A, 100-B and 100-C

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

Application No. & Date Valid: 15/00863/ADV

5th November 2015

Proposal: Display of intermittent images on digital screens within existing/proposed monolith wayfinding signs at **Existing Monolith Wayfinding Signs Barrack Road, Court Road, Grosvenor Road, Station Road, Union Street, Upper Union Street, Victoria Road And Wellington Street Aldershot**

Applicant: Rushmoor Borough Council

Conditions: 6 The signage hereby permitted shall be carried out in accordance with the following approved drawings - 20.6.22/M/100, 101, 102, 103, 104, 105, 106, 107, 108 and 109

Reason - To ensure the signage is displayed in accordance with the permission granted

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 – Page 22

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 – Page 24

Section C – Items for DETERMINATION – Pages 25 - 89

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 – Pages 90 - 112

This lists planning applications that have already been determined by the Head of Planning, 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. This comprises the Rushmoor Plan Core Strategy (October 2011), the Hampshire Minerals and Waste Plan adopted October 2013, saved policies of the Rushmoor Local Plan Review (1996-2011) 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 Co-ordinator 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.

Keith Holland
Head of Planning

Background Papers

- *The individual planning application file (reference no. quoted in each case)*
- *Rushmoor Core Strategy (2011)*
- *Rushmoor Local Plan Review (1996-2011)[Saved policies]*
- *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).*

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	15/00897/REMPP	<p>PART APPROVAL OF RESERVED MATTERS: for the conversion of the Cambridge Military Hospital (including part demolition, extensions and external alterations) to provide 74 dwellings (Use Class C3) and 943m2 of mixed commercial and community uses (Use Classes A3, B1, D1 and D2); with associated landscaping, access and parking, in Development Zone C (Cambridge Military Hospital), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.</p> <p>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>
2	15/00898/REMPP	<p>PART APPROVAL OF RESERVED MATTERS: for the redevelopment of the Louise Margaret Hospital and Nurses Residence (including part demolition, external alterations, extensions and new build) to provide 42 dwellings (Use Class C3) with associated landscaping, access and parking, in Development Zone C (Cambridge Military Hospital), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.</p> <p>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</p> <p>This application has only recently been received and</p>

		consultations are underway.
3	15/00930/LBC2PP	<p>LISTED BUILDING CONSENT: for internal and external alterations, including part demolition, to facilitate the conversion of the Cambridge Military Hospital to provide 74 dwellings and 943m2 of mixed commercial and community uses in Development Zone C (Cambridge Military Hospital).(PLEASE SEE APPLICATION REFERENCE 15/00897/REMPP FOR DRAWINGS AND DOCUMENTS)</p> <p>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>
4	15/00931/LBC2PP	<p>LISTED BUILDING CONSENT: for internal and external alterations, including part demolition, to facilitate the redevelopment of the Louise Margaret Hospital and Nurses Residence site to provide 42 dwellings, in Development Zone C (Cambridge Military Hospital). (PLEASE SEE APPLICATION REFERENCE 15/00898/REMPP FOR DRAWINGS AND DOCUMENTS)</p> <p>Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>
5	15/00925/FULPP	<p>Redevelopment of existing 'surplus' car park to provide 11 apartments (1 studio, 5 one bed flats and 5 two bedroom flats) with associated car and cycle parking, landscaping, amenity space, bin storage and vehicular access from Sarah Way.</p> <p>Land Off Sarah Way, To The Rear Of 49-51 Victoria Road Farnborough Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>
6	15/00964/FUL	<p>Erection of 3 single storey extensions to provide 3 classrooms, a single storey hall extension and a detached single storey teaching block to provide 3 early years classrooms</p>

		<p>St Josephs Roman Catholic Primary School Bridge Road Aldershot Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>
7	16/00007/FULPP	<p>Development of 14,489sqm (GIA) of industrial/warehouse units with ancillary offices within B1c/B2 and/or B8 Use Classes with associated car/cycle parking, service areas and landscaping</p> <p>Land At Dingley Way Farnborough Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>
8	16/00027/FUL	<p>Construction of a 'Home Shopping' link canopy and van loading canopy and other associated works.</p> <p>ASDA Westmead Farnborough Hampshire</p> <p>This application has only recently been received and consultations are underway.</p>

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	David Stevens
Application No.	15/00770/FULPP
Date Valid	5th November 2015
Expiry date of consultations	3rd December 2015
Proposal	Change of use and extension to existing office building to form 115 flats and erection of 6-storey building to form 30 flats (145 flats in total), with 172 car parking spaces (including 8 disabled spaces), spaces for 145 cycles and bin storage
Address	Thomson House 296 Farnborough Road Farnborough
Ward	Empress
Applicant	Blackburn Properties Ltd
Agent	White Young Green
Recommendation	GRANT subject to s106 Agreement

Description

The Thomson House site covers approximately 0.44 hectares and is located on the east side of Farnborough Road (A325) adjoining the mainline London-Southampton railway line to the north, and Jubilee Hall Road, a short cul-de-sac, to the south. Beyond this are Chapter House, a 6-storey building comprising 41 residential flats with a vehicular entrance from Farnborough Road opposite the former Ham & Blackbird site. Cardinal House is a further 5-storey block of 33 flats located to the rear (east) of Chapter House, with vehicular access via Jubilee Hall Road. To the east, the site abuts 'The Coombs', the wooded hillside to the west of, and within the grounds of, Farnborough Abbey. To the west, on the opposite side of Farnborough Road, are the Spectrum Point Offices, which are up to 5 storeys in height, and Farnborough Main Railway Station beyond. Diagonally opposite the site to the south-west is the Ham & Blackbird gyratory.

The site is occupied by a vacant office building of 6-storeys of accommodation. This has an asymmetric 'T'-shaped footprint sited with the building fronting Farnborough Road and Jubilee Hall Road along the west and south sides of the site. Ground levels within the site are lower than the adjoining. The building is raised up on structural columns to street level above an under-croft level of parking. Vehicular access into the site is via a ramp from the end of Jubilee Hall Road. The pedestrian entrance to the building is via a bridge link from the

pavement (over the open undercroft parking) on the Farnborough Road frontage close to the south-west corner of the site. The building was built in 1974 and has been vacant for approximately 18 months.

The application is for the residential conversion and re-development of the site to provide a total of 145 apartments, comprising 88 one-bedroom, 51 two-bedroom and 6 three-bedroom units. This proposal involves the conversion of the existing building with the construction of an additional (seventh) storey on the roof and alterations to the building facades to provide balconies cladding and render. The application also proposes a new-build 6-storey block of flats to the rear of the existing building and formation of a deck between the existing and new building to provide shared amenity space.

A total of 172 on-site parking spaces are shown to be provided by a combination of the retention and re-organisation of the existing surface car park at lower ground floor level, together with construction of a further basement level of parking underneath the proposed new building. One parking space would be allocated to each of the proposed flats, with the remaining 27 spaces provided as visitor spaces. Within this overall provision 3 spaces are specifically identified as disabled spaces, although a further number of the spaces in the scheme would also have sufficient accessibility to also serve as disabled spaces if required. Access into the car park would be managed so that only those entitled to parking in the car park would be able to use it. The lower ground floor area also provides space for refuse/recycling bin storage and storage for a total of 145 cycles. There would be lift access into each of the buildings from the car park level.

The majority of the proposed flats would have access to their own balcony area. The submitted elevation plans indicate a mixture of white painted insulated render; timber 'Thermowood' fins (cladding); bronze sheet cladding for the top storeys; steel-framed double-glazed window units; an aluminium brise soleil and balcony frames; and grey-tinted toughened glass balcony balustrades. The design provides space for landscape planting to soften the setting of the buildings and the site.

The application is accompanied by comprehensive and detailed supporting information in the form of the following:-

1. A Planning Design and Access Statement;
2. An Architect's Design Statement;
3. An Ecological Appraisal;
4. An Arboricultural Assessment;
5. A Sustainability Statement;
6. A Noise Impact Assessment;
7. An Air Quality Report;
8. A Drainage Strategy incorporating a Flood Risk Assessment;
9. A Transport Assessment;
10. A Landscape Strategy;
11. A Site Investigation Report;
12. A Public Consultation Statement – as required for large development proposals such as this by the Council's adopted Statement of Community Involvement (February 2006); and
13. A draft Travel Plan, received in amended form on 13 January 2016.

Prior to the submission of the application, the applicants submitted a Viability Assessment making the case that the current proposals could not sustain affordable housing provision on viability grounds. This submission has been assessed independently on behalf of the Council by DVS property specialists, the commercial arm of the District Valuer's Office.

The applicant has undertaken neighbourhood consultation including holding an exhibition event to which the public was invited. This elicited a number of responses that the applicant has sought to incorporate into their proposals where possible. This includes adopting the Council's Good Homes Charter.

The applicants are preparing a s106 Planning Obligation in the form of a Legal Agreement to secure financial contributions towards the off-site provision and/or enhancement of public open space, SPA mitigation and the adoption and monitoring of a Travel Plan. The Agreement is also to contain clauses requiring the review of the viability assessment in the event that market conditions improve before the development is completed.

The Council formally confirmed in May 2015 that the current proposals did not require an Environmental Impact Assessment; 15/00338/SCREEN refers.

Consultee Responses

Transportation Strategy Officer	No Highway Objection in respect of internal layout of proposed scheme subject to confirmation on the allocation of parking spaces and arrangements to ensure access to cycle stores. [Officer Note: HCC Highways have commenting separately in respect of wider highways implications of the proposals – see below.]
HCC Highways Development Planning	No objections following receipt of revised draft Travel Plan on 13 January 2016 subject to (a) a condition in respect of a Construction Traffic Management Plan; (b) a Transport Contribution of £3,000 being secured towards improvements at the junction of Queen Victoria Court and Farnborough Road; and (c) the submission and implementation of a full Travel Plan, payment of the Travel Plan approval and monitoring fees, and provision of a surety mechanism to ensure implementation of the Travel Plan.
Environmental Health	No objections subject to conditions and informatives.
Community - Contracts Manager	Objection to submitted plans: Firstly, it is not acceptable to have the 26 glass recycling bins moved up to the main refuse/recycling bin store on collection day. Doing so will impede access to the bins already in the bin store. Our guidance to developers states - 'There must be enough space in the store to move the bins around independently. The crews should be able to move the back bins out of the store without having to move the front bins out of the way first.'

When the glass bins have been emptied there is nowhere to put them out of the way whilst the other 1100 litre bins are being emptied.

Secondly, we require clarification as it is not clear from the plan if some of the 1100 litre refuse and recycling bins are outside the main bin store fence/wall. These are the bins marked with an arrow pointing outwards. If the bins are not in a secure compound there is a real risk of waste being fly tipped in them.

Parks Development Officer	No objections, and provides details of POS projects to which a POS contribution of £242,500 would be put.
Ecologist Officer	No objections.
Conservation Team	No objection : The proposed conversion of the exterior of the office block is considered to enhance the building. The impact on the adjacent Conservation Areas and Listed Buildings is not considered harmful and would enhance any views that would permit to the site.
Private Sector Housing	The proposed provision of additional housing is welcomed. No objections subject to the s106 containing clauses requiring the review of the viability assessment in the event that market conditions improve before the development is completed.
Planning Policy	No planning policy objections.
Aboricultural Officer	No objections.
Environment Agency	This application falls outside our remit as a statutory planning consultee and we do not wish to be consulted on it. [Officer Note: this is on the basis that the land in question is not within Flood Risk Zones 2 or 3 (land at medium and highest risk of flooding) and is not in an area of Flood Risk Zone 1 which has critical drainage problems as notified by the EA; furthermore the site does not contain, or adjoin, a watercourse].
Natural England	No objection subject to the appropriate SPA mitigation and avoidance contribution being secured with a s106 Planning Obligation.
Crime Prevention Design Advisor	No objections, but makes some comments/suggestions from a crime prevention perspective for the applicants information, response and/or action as they consider appropriate.

Hampshire Fire & Rescue Service	No objections, but provides generic advice on the requirements for Fire Brigade access to the buildings and on fire precaution measures to be taken.
Hampshire & I.O.W. Wildlife Trust	No comments received during the consultation period, thereby presumed to have no objections.
Thames Water	No objections.
Network Rail	<p>No objections, but provides detailed advice on Network Rail's own requirements in respect of the proposed development as follows:-</p> <p>"As the proposed application site is adjacent to Network Rail's operational railway infrastructure, Network Rail will require the developer to sign an Asset Protection Agreement with Network Rail's Asset Protection Team prior to any works commencing on site.</p> <p>As railway track and equipment is sensitive to ground disturbance particular attention must be paid to the design and execution of piling or any other ground works to prevent movement of the track or equipment. Foundations and changes in ground level near a railway structure can affect its support system and water drainage. As a result, Network Rail will require a soil survey and details of the subsoil and foundations loads when submitting the design for foundations.</p> <p>Details of any proposed tower crane and mobile crane are to be submitted to Network Rail for Asset Protection acceptance. If the collapse radius of tower crane encroaches within 1.5m of the Network Rail boundary/fence, the applicant must submit Form 02 and Form 03 for tower crane base and a RAMS for the erection of tower cranes. A RAMS /lifting plan for any lifting near Network Rail land must be submitted to Network Rail for review and acceptance.</p> <p>A glare study/assessment must be carried out to ensure that light reflected by building façades would not affect signal sighting. The glare study report/assessment must then be submitted to Asset Protection for acceptance.</p> <p>The applicant is required to submit details of landscaping near Network Rail land and adhere to the attached guidelines outlining permitted species of trees close to the railway.</p> <p>The applicant must also submit details of all temporary works i.e. tower crane(s) strategy plan and design for tower crane base, temporary works design for RC frame</p>

structure, scaffold, hoist etc.

A Risk Assessment and Method Statement (RAMS) for all lifting activity including a RAMS for cladding and for lifting roof trusses etc. must be submitted for Network Rail for Asset Protection review and acceptance.

A (RAMS) of all works including protective measures for the railway shall be agreed with Network Rail Asset Protection prior to commencing any work near Network Rail land."

[Officer Note: these requirements have been passed on to the applicants for their information and action]

South East Water

No comments received during the consultation period, thereby presumed to have no objections.

Neighbours notified

In addition to posting a site notice and press advertisement, 451 individual letters of notification were sent to properties in the vicinity of the application site in Farnborough Road (including all residential flats at Equinox Place, the offices at Spectrum Point and Abbey House, and Farnborough Abbey); Jubilee Hall Road (Cardinal & Chapter Houses); Union Street; the whole of the former Concept House site (253 dwellings); Queen Elizabeth Drive and Highgate Lane.

Neighbour comments

To date nine responses have been received, comprising objections from the occupiers of 16, 23 & 24 Queen Victoria Court; 93, 95 & 111 Highgate Lane; and from a representative of the Highgate Court Management Company on behalf of residents of Highgate Court. Objections are raised on the following grounds:-

- (a) Limited Vehicular Access to the Site would be dangerous and a nuisance both during the construction period and when the proposed development becomes occupied. It is only possible to enter Jubilee Hall Road directly from Farnborough Road if travelling south; i.e. from the north. Any traffic approaching the site and Jubilee Hall Road from the south is prevented from entering the road by a splitter traffic island at the north end of the Ham & Blackbird gyratory. This means that such traffic has to drive past the site and turn around somewhere further up Farnborough Road in order to approach the site. When Thomson House was occupied this typically took place using the driveway outside Nos.24-25 Queen Victoria Court or by U-turning at the Farnborough Road/Highgate Lane/Queen Victoria Court traffic lights. The traffic associated with the proposed residential use would exacerbate the highway safety issues that arise as a result. It is suggested by some correspondents that planning permission should only be granted contingent upon the road layout being changed to prevent the need for turning manoeuvres. It has, alternatively, been suggested that the entrance into Queen Victoria Court be gated and entry restricted to residents (and their visitors) only;
- (b) The proposed car parking provision is inadequate: most flats would be occupied by more than one person and require at least 2 parking spaces each. Overspill parking on surrounding residential roads would be further exacerbated. Local streets cannot

sustain yet another development that does not have ample parking. Dangerous overspill street-parking is already a specific problem in Highgate Lane in the evenings and at weekends. It is suggested by some correspondents that planning permission should only be granted if the developer pays for the provision of additional parking restrictions on nearby residential roads (i.e. Queen Victoria Court and Highgate Lane);

- (c) Access by emergency vehicles to Highgate Lane would be further compromised;
- (d) Yet more flats would be detrimental to the whole area due to increased traffic volumes and congestion;
- (e) Existing lack of local amenities and infrastructure would be exacerbated: utility supplies, essential services, school places, doctors, hospitals etc.
- (f) The existing pavement to the front of the site is narrower than others nearby and already feels unsafe to use. This should be improved as part of the proposed development;
- (g) Existing pedestrian crossings at the adjoining gyratory junction are convoluted and ineffectual, such that pedestrians cross the roads in other ways. The additional traffic arising from the proposed development would add to the danger to pedestrians as a result; and
- (h) The proposed additional top floor to the existing building is not essential and makes the building taller and more visually intrusive.

Comments in support of the proposals have been received from the occupiers of 12 Cardinal House and 113 Brand House on the basis that it is considered that the altered and converted building would appear more attractive, provide more homes for the town, and increase the vibrancy of the area.

Policy and determining issues

The site is located within the built up area of Farnborough outside the identified town centre, albeit located close to Farnborough Main Railway Station. Farnborough Road (A325) and the railway line are identified as being 'green corridors'. The site adjoins part of the boundary of the Farnborough Abbey Conservation Area to the east, which is also at this point part of the setting of the Farnborough Abbey listed buildings.

Adopted Rushmoor Core Strategy (October 2011) Policies SS1 (Spatial Strategy), SP4 (Farnborough Town Centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP6 (Affordable Housing), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand), and CP17 (Investing in Transport) are relevant to the consideration of the current proposals.

Whilst the Core Strategy has introduced a number of new policies that replace specific Local Plan policies, a number of Local Plan policies continue to be 'saved' and will therefore remain in use for the time being until they are replaced by future tranches of Local Development Framework documents. In this respect, Local Plan Policies ENV5 (green corridors), ENV13 (trees), ENV16 (general development criteria), ENV19 (landscaping), ENV26 (development adjoining Listed buildings), ENV35 (development adjoining Conservation Areas), ENV41-44 (surface water run-off), OR4 & OR4.1 (public open space), TR10 (general highways criteria), and H14 (amenity space) are 'saved' policies that remain relevant to the consideration of this application.

The Council's adopted Supplementary Planning Documents (SPD) on 'Housing Density and Design' (May 2006), Farnborough Town Centre (2007) and accompanying Prospectus (2012), 'Planning Contributions - Transport' 2008, 'Car and Cycle Parking Standards', 2012, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated February 2012; and the advice contained in the National Planning Policy Framework and Planning Practice Guidance are also relevant.

The main determining issues are considered to be:-

1. Principle of development;
2. The visual impact on the character and appearance of the area, including impact on trees;
3. Impact upon the adjoining Conservation Area and the setting of the Farnborough Abbey Listed Buildings;
4. The impact on neighbours;
5. The living environment created;
6. Impact on wildlife;
7. Highway considerations;
8. Affordable housing;
9. Drainage issues;
10. Renewable energy and sustainability; and
11. Public open space.

Commentary

1. Principle -

The National Planning Policy Framework (NPPF) advises that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental. These roles are defined as

"Contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements including the provision of infrastructure;

Supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

Contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

The NPPF also advises that these roles should not be taken in isolation because they are mutually dependent, and the planning system should play an active role in guiding development to sustainable locations. Furthermore, it also advises that housing applications should be considered in the context of the presumption in favour of sustainable development to deliver a wide choice of high quality homes, widen opportunities for home ownership and

create sustainable, inclusive and mixed communities.

The proposals seek to re-use a vacant office building. The Government has introduced legislation in recent years that generally seeks to encourage and enable conversions of vacant offices and other vacant commercial property into residential use. Whilst the current proposal is not 'permitted development' in this respect, the fact that the Government has introduced such legislation clearly indicates the general acceptability of such proposals in principle. Furthermore, the proposed development is clearly seeking to make more efficient use of previously developed land, which, within reason, continues to be a clear objective of both Government planning guidance in the NPPF and local planning policy. This approach is also acknowledged in the Council's Supplementary Planning Document "Housing Density and Design" published in April 2006.

The key objective for Farnborough town centre in the Core Strategy is to consolidate and improve its viability and vitality. Policy SP4 sets out a proactive approach to further revitalisation of the town centre area [this site is located on the margins of this area] concentrating on development for retail, leisure, entertainment, cultural and other town centre uses, focus on bringing existing vacant units back into active use and support for diversification of town centre uses outside the primary shopping area (such as the current application site), encouraging the development of the evening economy by supporting a new cinema, family restaurants, cafes and bars and to support the development of good quality housing that contributes to the vitality of the town centre.

Policy SP4 is supported by the adopted Farnborough Town Centre SPD which sets out a strategy for revitalising the town centre and surrounding areas, based on objectives for improvements linked to key development areas and opportunities for public realm enhancements.

The applicants have undertaken an initial site investigation, which has not identified any significant ground contamination. The Council's Contaminated Land Officer raises no objection to the proposals subject to the imposition of the usual planning condition to require further site investigation work to be undertaken; and should any unexpected ground contamination come to light during site clearance. Given the nature of the development it is considered that the risk of ground contamination affecting future residents is very low and acceptable.

In the circumstances, having taken into account Core Strategy policies it is considered that the proposals are acceptable in principle (subject to all usual development control issues being satisfactorily resolved in detail) since the proposals are clearly in line with Government objectives and the Council's own adopted planning policies.

2. Visual Impact –

The appropriate test for the consideration of impact upon the character and appearance of the area is whether or not the proposed development would cause material harm to the character and appearance of the area as a whole. The vicinity has a mixed character, with a variety of land uses and buildings of different types, ages, conventional external materials and extensions and alterations.

In this overall context the site is in a prominent position and open to public views from all directions with the exception of the east where it abuts the Farnborough Abbey boundary. However, the existing building is of a dated design with external materials that are showing

their age. It stands vacant and in need of regeneration.

The proposal offers the opportunity to improve the visual appearance of the building and the site, with the use of new external materials and finishes. The introduction of balconies would also add additional interest to the elevations. The proposed additional storey to the existing building is of an acceptable simple design and would not render the building overly tall or overbearing in appearance, given that buildings of similar scale and height already exist in the vicinity. The proposed new building would match the remodelled and extended original building. The proposals would also provide the opportunity to introduce comprehensive hard and soft landscaping. As a result, it is considered that the proposed development would have an acceptable appearance that would improve the visual amenity of the area, would integrate sympathetically with its surroundings.

Although designed in a modern style, the exterior of the proposed building is, nevertheless, relatively conventional. Given the range of materials used in existing buildings in the vicinity, it is considered that there is no reason why the development would not be of appropriate appearance and quality – and this can be secured using appropriately worded conditions.

The site contains a small number of trees, predominantly located on the margins of the site, which are indicated to be retained. Whilst none are subject to a Tree Preservation Order and could be removed without consent, they would provide some instant maturity to new landscaping. It is considered that usual tree protection measures would be sufficient to ensure that these trees survive the proposed development.

It is considered that the scheme would have sufficient qualities to enhance the visual appearance of this site and is thereby considered acceptable in visual terms. On this basis, it is considered that the proposals would comply with the requirements of saved Local Plan Policy ENV5 relating to ‘green corridors’, in this case the Farnborough Road frontage and the railway boundary of the site.

3. Heritage Impact –

The Heritage Statement submitted with the application considers the impact of the proposed development upon the character and appearance of the adjacent Farnborough Abbey Conservation Area. Furthermore, given the scale and, in particular, the proposed height, of the proposed development, consideration is also given to impact upon views from the Farnborough Hill Conservation Area, the closest part of which is located on the north side of Highgate Lane. The Heritage Statement also considers the impact of the proposals on the setting of the Farnborough Abbey Listed buildings. The Council’s Conservation Officer has considered the submitted material in this respect and accepts that, since the impact would be visual, the significant improvements to the external appearance of the building and property would not have a negative impact upon the character and appearance of the Conservation Areas and the setting of the Listed Buildings.

The portion of the Farnborough Abbey Conservation Area adjoining the application site is heavily wooded. The proposed new building would be built on part of the site adjoining this boundary of the site. However, subject to the imposition of tree protection conditions, it is considered that none of these adjoining trees would be materially affected by the construction and on-going existence of the proposed development.

4. Impact on neighbours -

To the east, the site abuts the treed hillside of 'The Coombs' within the grounds of Farnborough Abbey and, despite the significant scale of the proposed development, it is not considered that this neighbouring property would be materially and harmfully impacted by the proposed development. Similarly, the neighbours to the west on the opposite side of Farnborough Road are the Spectrum Point Offices. However, given the separation distances involved and that this neighbour is non-residential, it is not considered that any material planning harm would arise.

To the south, the application site has residential neighbours in the form of flats at Chapter and Cardinal Houses. The blocks of flats are sited at right-angles to Thomson House such that primary windows to habitable rooms do not face directly towards the application site. No part of the proposed flats in the adjoining section of Thomson House would be located within 20 metres of any part of Chapter House and, taken in combination with the orientation at right angles, it is not considered that occupiers of any flats within this neighbouring block would be subject to material or undue loss of privacy due to overlooking. In the case of Cardinal House, this is sited closer to Thomson House such that the five west (front) facing flats within the north-west corner of this block would be located within 20 metres of the adjoining façade of Thomson House and thereby have some potential to be subject to overlooking. However it is noted that the windows in these existing flats are relatively small and the potential viewing angle from Thomson House sufficiently oblique that material and harmful overlooking to the identified is considered most unlikely. Additionally, since Thomson House is to the north of these neighbours it is not considered that any material loss of sunlight and daylight would arise.

The former Ham & Blackbird site is located to the south-west of Thomson House and is the subject of proposed redevelopment with residential flats. The closest separation distance between the nearest part of Thomson House and any proposed residential flats would be approximately 50 metres. It is not considered that there would be any undue relationships in planning terms between developments on these two sites.

The remaining immediate neighbour to the application site is the mainline railway to the north. Network Rail have been consulted in respect of the application and have provided detailed requirements to be met by the developer in the conduct and undertaking of their proposed development. These requirements are enforced by Network Rail and the developers are required to make an entirely separate application to Network Rail seeking their consent for their proposed works. The applicant is aware of the Network Rail requirements, including the need to obtain a licence from them. Accordingly it is considered that any potential impacts of the proposed development on the adjoining railway property would be addressed outside of the remit of the Council and the planning application.

There are other residential properties located to the north and north-west of the application site on the opposite side of the railway lines at Highgate Court and Queen Victoria Court respectively. The closest building to building separation distances from the proposed flats would be approximately 70 metres (to Nos.8, 10 & 12 Highgate Court) and 75 metres (to No.2 Queen Victoria Court) respectively. As such, it is not considered that these residential properties would be subject to any material and harmful loss of privacy. Further, although being located to the north of the application site, they would not be subject to any material loss of light or outlook.

No neighbouring residential dwellings are considered to be adversely affected as a result of

the orientation and separation from the proposed development.

5. The living environment created -

A Noise Impact Assessment has been submitted by the applicants. This confirms that the site is affected by both road and railway noise, but that this can be satisfactorily dealt with use of double-glazing and appropriate ventilation systems such that an acceptable internal noise environment can be provided within the proposed flats. The Head of Environmental Health & Housing accepts this finding, but notes that the balcony areas would only be suitable for occasional amenity use. Nevertheless, it is accepted that there are existing flats with balconies in the vicinity (such as at Equinox Place and the Concept Development) that confirm that balconies are only used infrequently and that the design of the balconies in the proposed development are designed to achieve the lowest practicable levels. Furthermore, some of the proposed balconies are proposed with a means of enclosure as 'winter gardens', which may provide additional noise attenuation. The Head of Environmental Health & Housing raises no objection to the living environment proposed on noise exposure grounds. This is subject to the imposition of a condition to require that the minimum specification for the construction of the proposed flats and the balconies as set out in the submitted Noise Assessment is achieved. Subject to such a condition it is considered that occupiers of the proposed development would be adequately protected from road and railway noise.

An Air Quality Assessment Report has also been submitted by the applicants to consider the likely impact of traffic fumes on occupiers of the proposed development. This demonstrates that the proposed flats would not be likely to be exposed to air quality levels in excess of National and EU air quality objective/limit values. The Head of Environmental Health & Housing is satisfied with the methodology and conclusions of this report. It is noted that the only potential air quality impact of the proposed development would arise during the construction phase and, as such, appropriate dust control and mitigation measures should be employed and set out within a Construction Management Plan to be agreed with the Council prior to work commencing on site.

The proposal would provide 145 new dwellings of acceptable size and internal accommodation. Although the proposed flats would have limited external amenity space, this is by no means unusual for flats in town centre and central urban locations such as this. Nonetheless, the majority of the flats would be provided with balconies and a communal amenity area deck is to be provided in the space between the existing and proposed new buildings within the site. In any event, the internal layout and amenity space provision of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is therefore a matter for prospective occupiers to decide whether they choose to live in the proposed development.

Nevertheless, it is considered that the living environment created would be acceptable in planning terms.

6. Impact on Wildlife -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another

and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Hawley Meadows SANG will be considered. In accordance with the strategy, the applicant has agreed to make a financial contribution of £670,834 to provide and maintain the SANG at Hawley Meadows that is to be secured by way of a s106 planning obligation. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy. Subject to the necessary s106 Agreement being completed in this respect, the proposal is therefore considered to have an acceptable impact on the Thames Basin Heaths Special Protection Area and to comply with the requirements of Core Strategy Policies CP11 and CP13.

7. Highways considerations -

The application is accompanied by a Transport Assessment examining the highway implications of the proposed development compared with the situation that would occur with the existing offices in operation. Since office use could resume without the need for planning permission, the potential consequences of the re-use of the property as offices must form the base-position from which to consider the current proposals. The site is highly accessible by all modes of transport and Farnborough is well served by public transport in the form of both buses and trains, and is supported by a good pedestrian network. There are bus stops in the vicinity providing access to regular bus services from Aldershot to Farnborough and to Camberley.

(a) Parking -

Each of the proposed flats would be provided with a single on-site parking space of acceptable size and arrangement, with a further 27 spaces provided and identified for visitors. The site is located in a sustainable location close to Farnborough Main railway station and near the Town Centre. As such the proposed parking accords with the Council's current adopted parking standards in full. The proposed parking provision exceeds that of earlier nearby development at the former Concept House and at Chapter and Cardinal Houses. Acceptable provision is made for bicycle parking on-site.

Current Government guidance requires that highway impacts must be 'severe' in order to justify the refusal of planning applications. It is also necessary to be able to demonstrate that any highway problems are attributable to, and would arise from, the proposed development. Developers cannot be required to address existing problems which are neither caused by, nor materially exacerbated by, their proposed development. Concerns regarding the exacerbation of existing overspill parking in Highgate Lane and other nearby residential roads have been raised by some objectors. The primary concern of objectors appears to be that excessive on-street parking causes the effective narrowing of residential roads and is perceived to be dangerous, may impede the passage of emergency vehicles, and can cause inconvenience to visitors to the residential properties in those roads. However, it has not been suggested that such street parking denies residents themselves the ability to park at their properties, since most properties have on-plot parking. Given the large scale of new residential developments introduced into the area, the extent of the street parking alleged to be overspill associated with nearby residential developments appears modest. The examples of street parking near the west end of Highgate Lane provided by an objector in the current case are not considered to demonstrate a chronic problem that gives rise to 'severe' highway safety concerns, although the variable existence of such parking over time is undoubtedly annoying to some nearby residents. Street parking in the vicinity of the application site is, to an extent, held in check by existing parking restrictions designed to restrict commuter

parking. Whilst some overspill parking associated with commuters and other residential development in the vicinity of the application site may be already occurring, the likely difference between what might be generated by the development and that which would arise from resumption of the lawful use of the application site as offices is not considered so great as to provide a sustainable reason for refusal of planning permission in this instance. It is not therefore considered that the parking consequences of the proposal justify a requirement that the applicants address existing incidents of street parking on roads in the vicinity as suggested by objectors.

Given the site's very accessible location the proposed level of parking is considered acceptable to meet the functional needs of the development in this sustainable location. This conclusion is supported by the County Highways Authority and the Council's Transportation Strategy Officer.

(b) Traffic Generation -

The proposal involves the redevelopment of an existing office use that, although currently dormant, could be resumed without the need for planning permission. The Transport Assessment concludes, following an assessment of the likely traffic generation of the proposed development compared to the existing permitted office use, that the proposed residential development would generate fewer daily multi-modal trips overall. Both the Borough Council's Transportation Strategy Officer and the Highway Authority (Hampshire County Council Highways Development Planning) agree with this analysis.

Hampshire Highways Development Planning has, as is usual with large developments such as this, requested that the applicants covenant that they (or the eventual developer of the scheme) produce and implement a Residential Travel Plan for the development. In this respect the applicants have produced a revised draft Travel Plan which is considered acceptable as the base position for this process. The applicants have also agreed to pay the set-up and implementation monitoring fees to the Highway Authority (totalling £16,500) in this respect. Subject to these matters being secured by a s106 Agreement it is considered that this matter is addressed.

(c) Access/Egress Arrangements -

The Highway Authority has raised no objections to the proposed access and egress arrangements to the proposed development. The proposed development proposes no changes to the existing vehicular access and egress arrangements to the site and there would be no material increase in traffic volumes or the distribution of traffic to and from the site as a result of the proposed development when compared with the potential re-use of the property as offices.

As existing and proposed, vehicles would enter and leave the site from Jubilee Hall Road onto Farnborough Road southbound. As existing there is no access either by turning right from Farnborough Road northbound, nor any possibility of allowing traffic leaving the site to turn directly right onto Farnborough Road northbound from Jubilee Hall Road. On account of the objections raised on this specific point by some residents of Queen Victoria Court, Hampshire Highways Development Control has carefully considered the possibility of U-turn manoeuvres being performed by some motorists approaching the application site northbound on Farnborough Road, as occurred when the property was in occupied as offices. However, whilst the occurrence of some turning manoeuvres being performed in Queen Victoria Court would undoubtedly be annoying, it is not considered likely to be materially worse than could

occur with the re-use of the application property as offices. Furthermore, in any event, it is not considered to give rise to severe harm to highway safety. Nevertheless, County Highways Development Planning has identified a related highway safety need for a modest Transport Contribution to address a related concerns raised by objectors from Queen Victoria Court that has been discussed and agreed with the applicant. Accordingly, a Transport Contribution of £3,000 towards improvements at the junction of Queen Victoria Court and Farnborough Road to re-locate the traffic light stop line and improve the safety of pedestrian crossing there is identified to be secured by a s106 Agreement. There are reported issues at this junction with pedestrians not recognising when vehicles waiting to leave Queen Victoria Court have a green light and therefore have priority, leading at times to some difficulties in vehicles egressing Queen Victoria Court that could be exacerbated if an element of 'U'-turn traffic related to the resumption of use of the application site were also to occur.

Pedestrian access to the proposed development would remain as existing. Although concern has been raised about the width of a section of pavement outside the application site, it is outside the control of the applicant to remedy this. Further, the proposed development would be unlikely to result in any material increase in pedestrian movements over and above a resumption of office use that may, otherwise, have provided justification for seeking improvements here. Given the constraints on the width of Farnborough Road at this point, it is also difficult to see how this situation could be improved in any event.

Similarly, the proposals do not have any significant impacts on cycleway provision or arrangements in the vicinity.

(d) Impact on Traffic Congestion -

Given that it is accepted that the proposals would not result in any material increases in traffic generation and distribution compared with the potential arising from the resumption of office use, Hampshire Highways Development Planning do not raise any objections to the proposals on grounds of increased traffic congestion.

(e) Bin Storage & Collection –

It is considered that arrangements in this respect would be acceptable. Whilst the Community Contracts Manager (Domestic Bin Collection) has expressed concern that the proposed bin collection area is too small to cope adequately with the fortnightly collection of both refuse and recyclables it is considered that this matter can be satisfactorily resolved. This matter is currently the subject of discussions between the applicants and the Community Contracts Manager, but it is considered that it can be satisfactorily dealt with by imposition of a suitably worded condition.

8. Affordable Housing –

Core Strategy Policy CP6 requires provision of 35% affordable housing with developments of 15 or more net dwellings subject to site viability, which would equate to provision of 51 units within the current proposed scheme. However, the application is accompanied by a Viability Assessment carried out on behalf of the applicants making the case that the implementation of the proposals the subject of this planning application could not sustain any affordable housing provision on viability grounds. This submission has been assessed independently on behalf of the Council by DVS property specialists, the commercial arm of the District Valuer's Office. The conclusion of this report is that the District Valuer agrees with the applicant's

assessment that the development could not support the provision of any affordable housing on viability grounds. The Council's Estates Consultant and Planning Policy Manager have considered the submitted documents and the views of the District Valuer. They acknowledge the lack of affordable housing on viability grounds and raise no objection to the proposal. However as any planning permission granted on this site could take some time to implement and complete it is recommended that, to ensure that the applicant/developer does not benefit from any improvement in the market without making a contribution to affordable housing, the development shall be subject to a financial re-assessment clause which will be secured by way of a s106 legal agreement. This means that if the projected return from the scheme increases substantially in value whilst the scheme is still substantially incomplete, a financial or other contribution would be made to the Council towards the provision of affordable housing.

9. Sustainable Development and Renewable Energy -

Policy CP3 requires applicants to demonstrate how they have incorporated sustainable construction standards and techniques into the development. Whilst the supporting information submitted with the 2014 scheme did not address this policy requirement, the current proposals are accompanied by a Sustainability Questionnaire in order to do this. Following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015) the government's current policy position is that planning permissions should no longer be granted requiring or subject to conditions requiring compliance with any technical housing standards such as the Code for Sustainable Homes. This is other than for those areas (such as Rushmoor) where Councils have extant policies referring to the attainment of such standards. In the case of Rushmoor this means that the Council can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of Policy CP3.

10. Surface Water Drainage -

Thames Water has responded to the Council's consultation in respect of the current applications to raise no objections.

Core Strategy Policy CP4 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). A Drainage Strategy Report has been submitted with the application. In this case the land at the site is already largely hard-surfaced and, as such, the proposed developments would not result in any significant changes in overall surface water drainage characteristics of the site. Nevertheless, the applicants have indicated that surface water drainage would be attenuated on site, thereby meeting the objectives of the policy. It is considered appropriate to deal with this matter through the imposition of a condition requiring the submission of details of the drainage system to be installed and how this would be maintained. The site is located within Flood Zone 1, which is land at the lowest risk of flooding. As a result, the Environment Agency raise no objections as standing advice and no mitigation measures are indicated as being necessary.

11. 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. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in

appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting.

This is a circumstance where a contribution (in this case £242,500 towards the off-site provision of public open space comprising: Provision of improved footpath/car park infrastructure (£138,467.50) at Queen Elizabeth Park, Farnborough; Playground renewal (£17,460) at Queen Elizabeth Park, Farnborough; and Pitch improvements (£86,572.50) at Farnborough Gate Sports Complex, Farnborough) secured by way of a planning obligation in the form of a Unilateral Undertaking would be appropriate. Subject to the applicant satisfactorily completing and submitting the s106 Undertaking in this respect, the proposal is considered to be acceptable within the terms of Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4.

Conclusions -

The proposals are considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material impact upon the character and appearance of the adjoining Farnborough Abbey Conservation Area, have no material harmful impact upon the setting of the Farnborough Abbey Listed buildings, have no material and adverse impact on neighbours, and would provide an acceptable living environment. On the basis of the provision of a Transport Contribution, the completion and implementation of a full Travel Plan, and having regard to the potential highways impact that would arise should the existing lawful office use of the application property resume, the proposals development is considered acceptable in highway terms. On the basis of the provision of a contribution towards the Hawley Meadows SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV5, ENV13, ENV16, ENV19, ENV26, ENV35, ENV41-43, TR10, OR4/OR4.1 and H14.

FULL RECOMMENDATION

It is recommended that subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 4 February 2016 to secure the following:-

- (a) A financial contribution of **£670,834** towards the maintenance of SPA avoidance and mitigation;
- (b) A financial contribution of **£242,500** towards the off-site provision of public open space;
- (c) A financial contribution of **£3,000** towards off-site highway improvements;
- (d) A financial contribution of **£16,500** towards Hampshire County Council Travel Plan approval and monitoring fees; and
- (e) Financial viability re-assessment clauses in the event that the implementation and

completion of the scheme is protracted

the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 4 February 2016 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for public open space in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; and transport contributions in accordance with Council's adopted 'Transport Contributions' SPD and Core Strategy Policies CP10, CP16 and CP17; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

1. The development hereby permitted shall be begun before the expiration of one year 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, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings and details – Alan Power Architects Drawing Nos. 535-01, 535-03, 535-04, 535-05, 535-06, 535-07, 535-08, 535-09, 535-10, 535-11, 535-12, 535-13, 535-14, 535-15, 535-16, 535-17, 535-200 A, 535-201 A, 535-202, 535-203 A, 535-204 A, 535-205 A, 535-206, 535-207, 535-208, 535-209, 535-210, 535-211, 535-212 A, 535-213 A, 535-214 A, 535-215, 535-216 A, 535-217 A, 535-218 A, 535-219 A, 535-220 A, 535-221 A, 535-222, 535-223, 535-224, 535-225; FIGURE 3, PS1F, HERITAGE, NOISE, CONTAMINATION, TRANSPORT, DRAFT TRAVEL PLAN (Amended version received 13 January 2016), SUSTAINABILITY, COMMUNITY, PLANNING STATEMENT, AIR QUALITY, TREE, DRAINAGE, HABITAT, & SOIL INVESTIGATION REPORTS.

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

- 3 Notwithstanding any indication of materials which may have been given in the application, or in the absence of such information, no works shall start on site until a schedule and/or samples of all the materials and finishes for the development (including fenestration, roof eaves and soffits, rainwater goods and all elevational detailing) has been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure that the materials harmonise with the surrounding buildings and environment.

- 4 Notwithstanding any indication which may have been given in the application, or in the absence of such information, no works shall start on site until details and/or samples of all surfacing materials, including those to access driveways/forecourts etc have been submitted to and approved in writing by the Local Planning Authority.

Reason - To secure a satisfactory appearance.

- 5 Notwithstanding any indication which may have been given in the application, or in the absence of such information, no works shall start on site until details of all screen and boundary walls, fences, hedges and any other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be erected/planted in accordance with the approved details before the development is occupied and shall be maintained thereafter, unless the Local Planning Authority otherwise first agrees in writing.

Reason - To secure a satisfactory appearance.

- 6 No works shall start on site until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives and parking areas and the height of any retaining walls within the area covered by the application have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the details so approved.

Reason - To ensure that the works are carried out at suitable levels in relation to adjoining properties and highways and in the interests of visual amenity.

- 7 Before any construction works commence on site, details of all external lighting to be installed within the site and/or on the exterior of the building hereby permitted shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of the amenities of nearby residential properties; and to ensure that there is no unnecessary use of lighting at the site.

- 8 The dwelling units hereby permitted shall not be occupied until the parking spaces, service areas, bicycle storage and bin storage areas shown on the approved plans have been constructed, surfaced and made available to occupiers of the development. Thereafter these facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces 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, allocation and

retention of adequate off-street car and bicycle parking, servicing, and bin storage within the development.

- 9 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.

- 10 Prior to the first occupation of the flats hereby permitted, details for a communal aerial/satellite dish system shall be submitted to and approved in writing by the Local Planning Authority. The new flats hereby permitted shall not be occupied until the approved scheme has been installed and made operational.

Reason - In the interest of the visual amenity of the area by avoiding the unnecessary proliferation of aerial/satellite dish installations on the building.

- 11 No works shall start on site until a fully detailed landscape and planting scheme for the site has been submitted to and approved in writing by the Local Planning Authority. 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 occupation of the buildings or the practical completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - In the interests of amenity and to help achieve a satisfactory standard of landscaping.

- 12 The development hereby approved shall not be occupied until measures to protect the occupiers of the dwelling units hereby approved from external noise in accordance with the recommendations of the Noise Impact Assessment have been implemented in full. The measures so provided shall be retained thereafter at all times.

Reason - To protect the amenities of the occupiers of the development.

- 13 Prior to the commencement of development details of measures to incorporate Sustainable Drainage Systems (SUDS) into the new built development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the newly built residential units and retained in perpetuity.

Reason - To reflect the objectives of Policy CP4 of the Rushmoor Core Strategy.

- 14 Prior to the commencement of development and Construction 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

- (b) 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.

- 15 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.

- 16 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
- ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
- iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation shall be submitted for 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 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.

- 18 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.

Reason - To protect the amenity of neighbouring occupiers.*

- 19 Prior to the first occupation of any of the dwellings hereby permitted, details of measures to achieve the energy performance standards in accordance with Code Level 4 of the Code for Sustainable Homes or equivalent for each of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling(s) to which they relate and retained in perpetuity.

Reason - To reflect the objectives of Policy CP3 of the Rushmoor Core Strategy.

- 20 Prior to the first occupation of any of the dwellings hereby permitted, details of arrangements to be adopted for the presentation, enclosure/security and standing of refuse and recycling bins ready for collection from the site shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling(s) to which they relate and retained in perpetuity.

Reason – In the interests of the safety and convenience of highway users and visual amenity. *

- 21 No works shall start on site until existing trees to be retained on and/or adjoining the site have been adequately protected from damage during site clearance and works, in accordance with the Tree Protection details submitted with the application and hereby approved. Furthermore, for the avoidance of any doubt, no materials or plant shall be stored and no buildings erected within the protective fencing without the prior consent in writing of the Local Planning Authority.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general. *

INFORMATIVES

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

The proposals are considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material impact upon the character and appearance of the adjoining Farnborough Abbey Conservation Area, have no material harmful impact upon the setting of the Farnborough Abbey Listed buildings, have no material and adverse impact on neighbours, and would provide an acceptable living environment. On the basis of the provision of a Transport Contribution, the completion and implementation of a full Travel Plan, and having regard to the potential highways impact that would arise should the existing lawful office use of the application property resume, the proposals development is considered acceptable in highway terms. On the basis of the provision of a contribution towards the Hawley Meadows SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV5, ENV13, ENV16, ENV19, ENV26, ENV35, ENV41-43, TR10, OR4/OR4.1 and H14.

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.

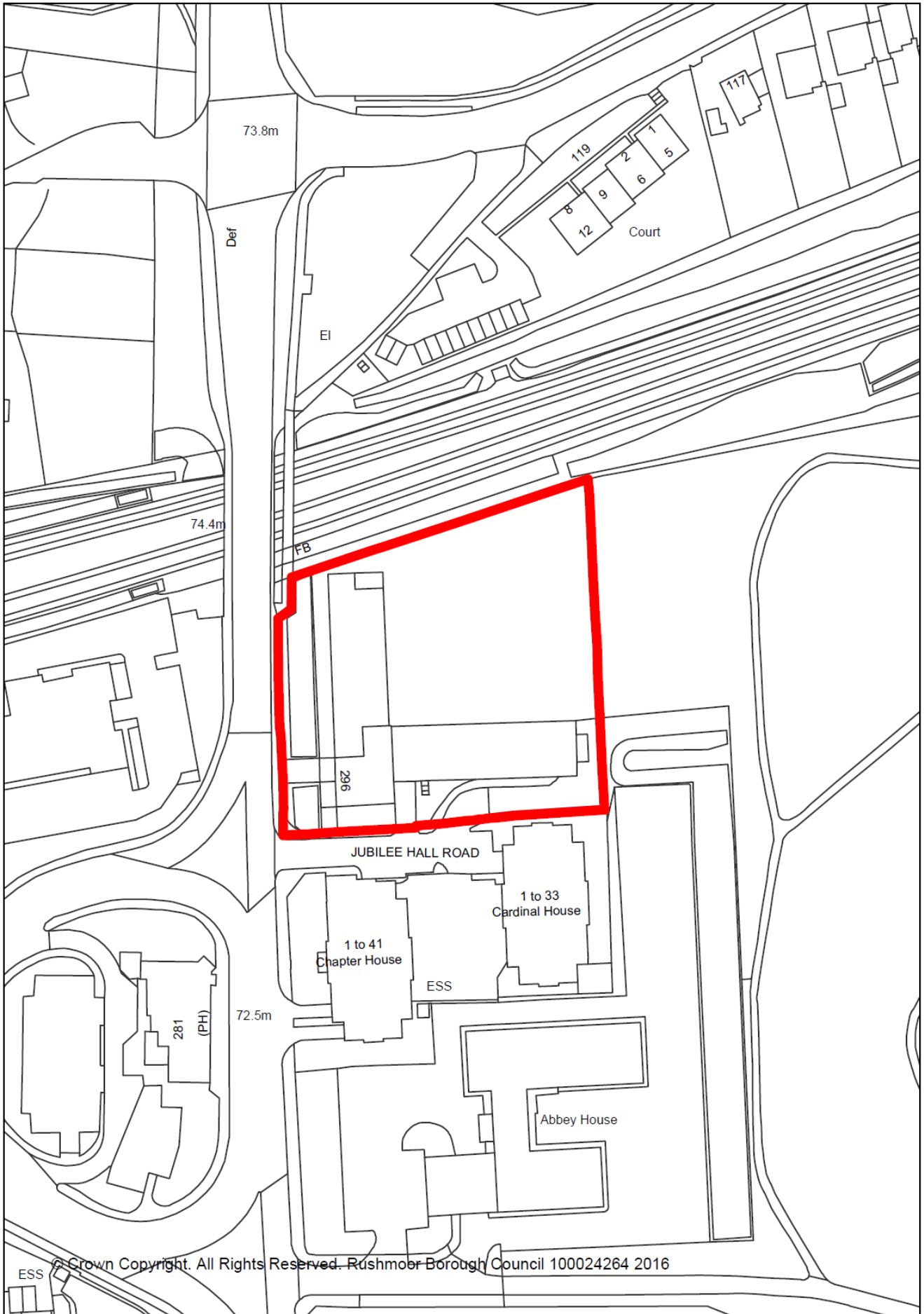
- 2 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 INFORMATIVE - 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 for the production of

electricity and heat.

- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire Highway Sub Unit, Council Offices, Farnborough Road, Farnborough, Hants. GU14 7JU.
- 6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management Section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health & Housing for advice.
- 8 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Party Wall etc Act is not enforced or administered by the Council but further information can be obtained from the Chief Building Control Officer.
- 9 INFORMATIVE - The applicant is advised that during the construction phase 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 Environmental Health.
- 10 INFORMATIVE - 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 0845 850 2777.
- 11 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at

any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.

- 12 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing buildings on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.
- 13 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 14 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, free of charge, 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.





PLANNING ISSUE 2015
 1200 @ A1
 1:200 @ A1
 1:400 @ A3

AP (a)
 alibi power (architects)
 15, Waterloo Road, Leeds, W1
 Tel: 0113 275 9310 Fax: 0113 275 9311

CLIENT
 BACKBURN PROPERTIES

PROPOSED FIRST FLOOR
 PRODUCTION REF: 2015-09-01-001
 DATE: 01 SEP 2015

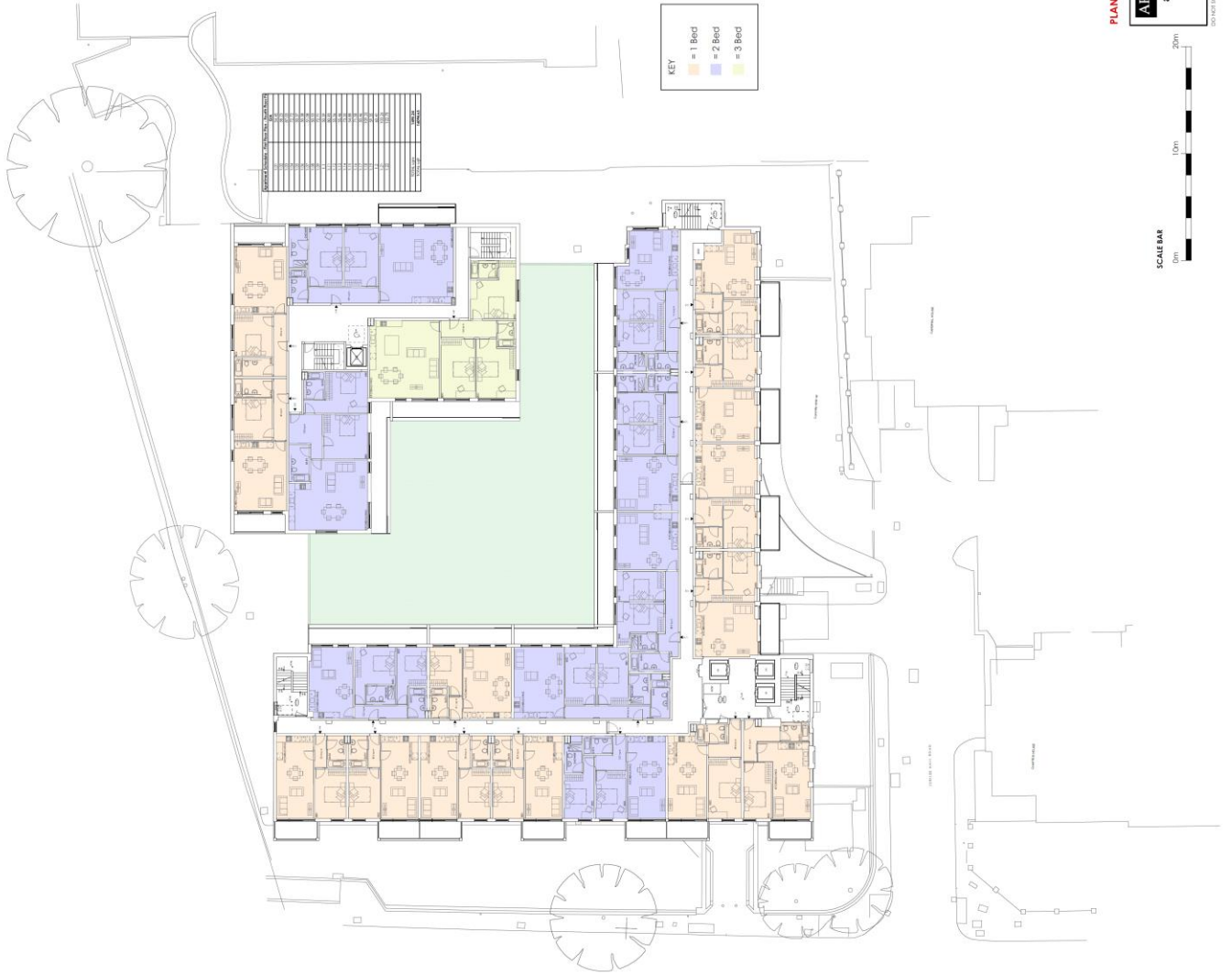
SCALE
 1:200 @ A1
 1:400 @ A3

DATE
 01 SEP 2015

SCALE BAR
 0m 10m 20m

SCALE FROM THE DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.

© 2015 COPYRIGHT RESERVED



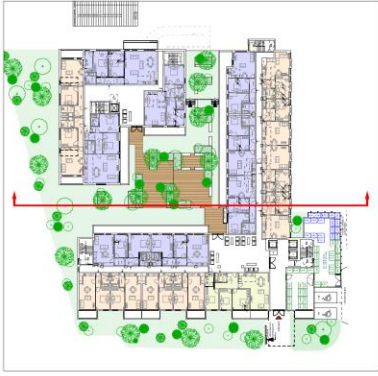
KEY

Orange	= 1 Bed
Blue	= 2 Bed
Yellow	= 3 Bed

PLANNING ISSUE 2015

A1 1:200 @ A1
1:400 @ A3

alan power (a) ARCHITECTS 100 WILSON STREET SYDNEY NSW 2000	DRAWING NO: 150101 PROJECT: PROVISION USE 294 FARMWOOD RD CLIENT: BLACKBURN PROPERTIES	DRAWING NO: 150101 DATE: 25.07.2015 SCALE: 1:200 @ A1 1:400 @ A3 DATE: 25.07.2015
	DRAWING NO: 150101 PROJECT: PROVISION USE 294 FARMWOOD RD CLIENT: BLACKBURN PROPERTIES	DRAWING NO: 150101 DATE: 25.07.2015 SCALE: 1:200 @ A1 1:400 @ A3 DATE: 25.07.2015
	DRAWING NO: 150101 PROJECT: PROVISION USE 294 FARMWOOD RD CLIENT: BLACKBURN PROPERTIES	DRAWING NO: 150101 DATE: 25.07.2015 SCALE: 1:200 @ A1 1:400 @ A3 DATE: 25.07.2015
	DRAWING NO: 150101 PROJECT: PROVISION USE 294 FARMWOOD RD CLIENT: BLACKBURN PROPERTIES	DRAWING NO: 150101 DATE: 25.07.2015 SCALE: 1:200 @ A1 1:400 @ A3 DATE: 25.07.2015



PROPOSED SECTION / ELEVATION 4

datum: 60,00m

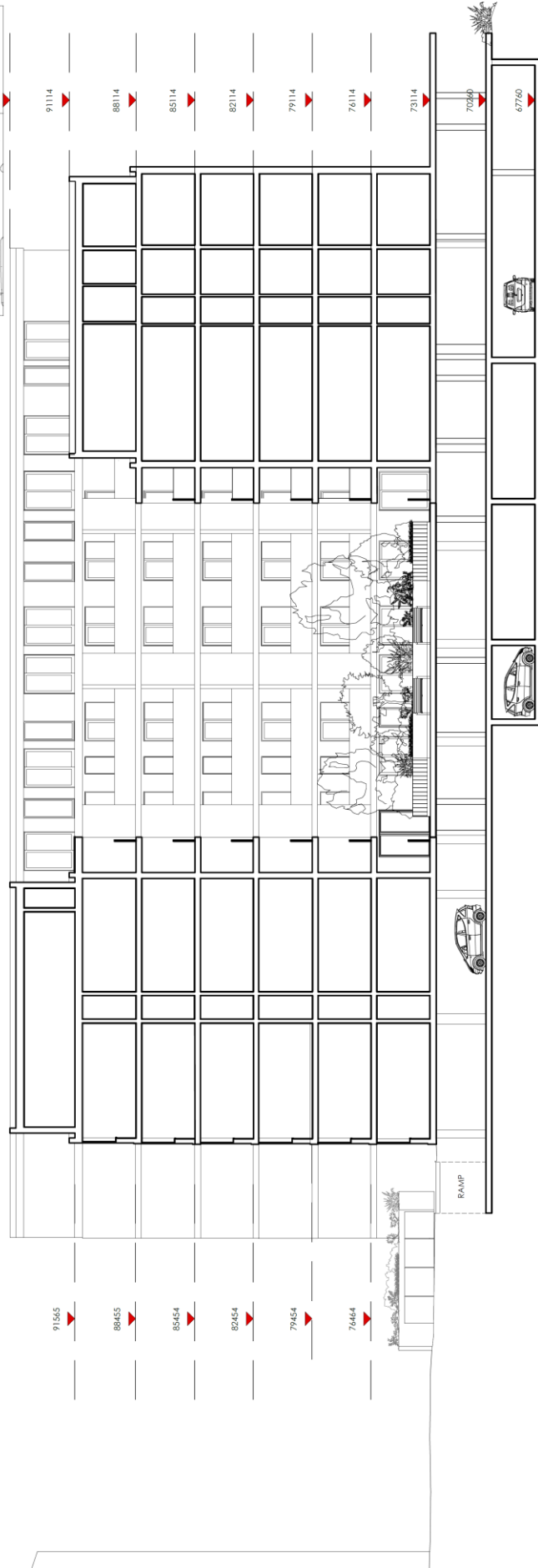
PLANNING ISSUE 2015

A1
1:100 @ A1
1:200 @ A3

AP (a.) alan power ARCHITECTS 11, Newburn Road, London, N16 9PP Tel: 020 7360 9900 Fax: 020 7360 9901 www.alanpower.co.uk	DRAWING NO. 533 - 222 Rev. 02014.01 DATE: SEPTEMBER 2015 DRAWN:
	DRAWING TITLE: PROPOSED SECTION / ELEVATION 4 PROJECT: ALAN POWER NEW 256 PARKSBOURGH RD, HAYES, ULLINGHAM CLIENT: ALAN POWER PROPERTIES DRAWN:

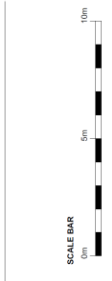


© 2015 ALAN POWER HOLDINGS. ALL RIGHTS RESERVED TO THE ARCHITECTS.



SECTION BB

datum: 60.00m



PLANNING ISSUE 2015
REV. A. (Building area determined)

A1 1:100 @ A1
1:200 @ A3

<p>AP (a.) dian power ARCHITECTS</p>	<p>PLANNING PROPOSED SECTION BB</p>	<p>DRAWING NO. 535 - 213</p>
<p>PROJECT HAKSIS/PT. HARJOENGGROH RD HAKSIS COLLEGE</p>	<p>REV. A</p>	<p>DATE 2015</p>
<p>CLIENT BLACKBURN PROPERTIES</p>	<p>DATE SEPTEMBER 2015</p>	<p>DRAWN [Name]</p>

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE.

AP/PL COPYRIGHT RESERVED





PLANNING ISSUE 2015
535 - 224 VIEW NORTH WEST



PLANNING ISSUE 2015
535 - 225 VIEW COURTYARD
UPDATED RENDER
Thomson House
Fairborough
GU14 7NU

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.	15/00970/FULPP
Date Valid	16th December 2015
Expiry date of consultations	13th January 2016
Proposal	Erection of three dwellings comprising a pair of semi-detached 2-bedroom houses and one detached 3-bedroom house with associated parking
Address	24 - 26 Church Lane East Aldershot
Ward	Manor Park
Applicant	Messrs Suneet Jain, Jan Mandozai & Mohammed Farooq Choudhary
Agent	Ms Chantal Foo
Recommendation	GRANT subject to s106 Unilateral Undertaking

Description & Relevant History

The application site comprises the entire curtilage of the former Wheatsheaf Public House (No.26) and the adjoining house and garden of No.24 Church Lane East. The site is located on the southern side of the road opposite the junction with St. Georges Road and approximately 20 metres west of the junction with Highfield Avenue. There is an existing vehicular access from Church Lane East, which runs underneath part of the building at No.26 adjacent to No.24 Church Lane East. The site opens out to the rear into an enclosed parking and garden abutting the rear garden boundaries of Nos.2, 4 & 4A Highfield Avenue and 16 Langley Drive to the east and south; the main storage shed of the Albion Works site to the west; and Nos.16, 18, 20 & 22 Church Lane East to the north.

Planning permission was granted in November 2009 for the alteration and conversion of the former Public House (No.26) to provide 4 one-bedroom flats on the ground floor in the place of the Public House areas; and the conversion of the upper floors to a House in Multiple Occupation (HMO) comprising 4 individual letting rooms with shared communal living facilities : 09/00365/COUPP. This permission also approved the creation of a vehicular drive under one side of the building adjoining No.24 Church Lane East a minimum of 3 metres wide to provide pedestrian access to some of the proposed flats and a route for the movement of bins from their storage location on collection days.

Planning permission was then approved in June 2010 for revisions to the previous planning permission to provide a wider driveway by incorporating some of the land to the side of No.24 and partially deriving support for the over-sailing portion of the building at No.26 from steel beams to be inserted into the side wall of No.24; 10/00244/COUPP. Instead of the driveway being a minimum of 3 metres wide, the approved amendments resulted in a driveway with a minimum width of 3.45 metres widening to 5 metres. It is this revised scheme that was implemented.

Planning permission 13/00980/FULPP was refused in February 2014 by the Head of Planning under the Council's scheme of delegation for erection of a terrace of 4 two-bedroom chalet-style bungalows on the portion of the site located to the rear of Nos.16, 18, 22 and 24 Church Lane East to the north; No.16 Langley Drive to the south; and the former Albion Works site to the west; for the following reasons:-

- 1 *The proposed development, by reason of the likely significant increase in noise, disturbance, activity and fumes associated with vehicular traffic to, from and within the site in close proximity to existing residential neighbours would result in a material and unacceptable loss of amenity to occupiers of these adjoining properties. The proposal is thereby unacceptable having regard to Policy CP2 of the Rushmoor Core Strategy and saved Local Plan Policy ENV17.*
- 2 *The proposal would give rise to an inadequate living environment for potential occupiers contrary to Policy CP2 of the Rushmoor Core Strategy and saved Local Plan Policy ENV17.*
- 3 *The proposals fail to demonstrate how they will incorporate sustainable construction standards and techniques contrary to the requirements of Policy CP3 of the adopted Rushmoor Core Strategy (2011).*
- 4 *The proposals fail to provide adequate details of surface water drainage to take account of the significant additional hard-surfaced area that is proposed contrary to Policy CP4 of the adopted Rushmoor Core Strategy (2011).*
- 5 *The proposal fails to make provision for an appropriate Special Protection Area Mitigation and Avoidance contribution towards the Southwood Woodland suitable accessible natural green space, or strategic access management measures in order to address the impact of the proposed development upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposal is thereby contrary to the requirements of Policies CP13 and CP15 of the Rushmoor Core Strategy adopted October 2011.*
- 6 *The proposals do not make provision for an appropriate Transport Contribution to address the impact of the proposed development on local highways infrastructure as required by Policies CP16 and CP17 of the Rushmoor Core Strategy adopted October 2011 and saved Local Plan Policy TR10; and the Council's adopted "Planning Contributions : Transport" Supplementary Planning Document, April 2008.*
- 7 *The proposals do not make provision for public open space in accordance with the requirements of Policies CP11 and CP12 of the Rushmoor Core Strategy adopted October 2011, saved Local Plan Policies OR4 and OR4.1; and the Council's continuing Interim Advice Note (dated August 2000 and updated July 2006) "Financial*

Contributions towards Provision of Open Space in Association with New Housing Development".

This decision was the subject of an unsuccessful appeal which was dismissed in October 2014. A copy of the appeal decision and the site layout and front elevation plans for the refused scheme are attached at the end of this report. The inspector did not agree that the additional traffic movements to and from the development would have a detrimental impact on neighbouring properties, nor was the loss of amenity space for occupants of No.26 Church Lane East considered to be sufficiently harmful to support refusal of permission. However, the Inspector found that the orientation of the proposed terraced houses parallel with the western boundary of the site, with short rear gardens, would give rise to severely restricted outlook. The living conditions thereby created would be unsatisfactory and contrary to Core Strategy Policy CP2 which requires high quality design. The appellant was also found to have failed to address Core Strategy Policies CP3 and CP4 relating to sustainable construction standards and techniques and surface water run-off issues respectively. As a result of the lack of a completed s106 Planning Obligation, the appellant was also found to have failed to secure the necessary financial contribution addressed the impact on the Thames Basin Heaths SPA.

The current application has been submitted seeking to address the Inspector's reasons for the dismissal of the appeal. The current proposal therefore also relates primarily to the portion of the application site located to the rear of Nos.16, 18, 22 and 24 Church Lane East to the north; No.16 Langley Drive to the south; and the new houses nearing completion on the former Albion Works site to the west. The application site was, until recently, used as an informal allotment garden by occupiers of Nos.24 and 26 Church Lane East, but is now cleared and fenced-off. The current proposal has reduced the level of development from the appeal scheme and now proposes a pair of semi-detached two-bedroom houses (Plots 1 & 2) and a detached three-bedroom house (Plot 3) with larger plots and rear garden areas. The proposed dwellings would be aligned north-south across the width of the garden area with the front elevations facing east. Seven parking spaces would be provided to the front, two for each dwelling, together with a visitor space. These spaces would have access to Church Lane East using the existing route under a portion of the building at No.26 that is already used by occupiers of Nos.24 and 26. Garden areas measuring approximately 10 metres in depth and almost the same in width are shown to the rear of each of the proposed dwellings.

Internally, each of the proposed dwellings would comprise a kitchen, hallway, wc, lounge and dining rooms on the ground floor with two bedrooms and a bathroom at first floor partially within the roofspace. The Plot 1 & 2 houses would also have a study/storeroom at first floor level. The slightly larger Plot 3 house would have a third bedroom in the form of a loft room at second floor level and the kitchen provided in a single-storey projecting element to the rear. The proposed bungalows would be a maximum of 8.2 metres high at the transverse ridge and 4.8 metres at eaves level.

The application is accompanied by a Design & Access Statement incorporating consideration of flood risk and surface water drainage; together with a completed Sustainability Questionnaire.

The applicants are in the process of preparing a s106 Unilateral Undertaking to secure financial contributions in respect of SPA Mitigation and Avoidance; Public Open Space; and Transport.

Consultee Responses

Transportation Strategy Officer	No highway objections subject to Transport Contribution of £11,235 being secured.
Environmental Health	No objections.
Community - Contracts Manager	No objections.
Parks Development Officer	No objections, and provides advice on scheme to which POS contribution would contribute.
Natural England	No comments received, but raises no objections to such proposals as Standing Advice provided that the appropriate SPA mitigation and avoidance financial contribution is secured.
Hampshire & I.O.W. Wildlife Trust	No comments received within the consultation period, thereby presumed to have no objections.
Crime Prevention Design Advisor	No comments received within the consultation period, thereby presumed to have no objections.
Hampshire Fire & Rescue Service	No objections, but provides generic fire prevention advice.
Thames Water	No objections.

Neighbours notified

In addition to posting a site notice and press advertisement, 23 individual letters of notification were sent to properties in Church Lane East, Highfield Avenue and Langley Drive including all properties physically adjoining the site and the developer of the adjoining new housing development of the former Albion Works site.

Neighbour comments

Objections have been received from the occupiers of Nos.4 and 4a Highfield Avenue on the following grounds:-

Comments in respect of the current proposals:

- (a) The existing access is not wide enough nor high enough to allow lorry deliveries and Fire/Ambulance Service access to the proposed houses;
- (b) The proposed adjustments made to improve vehicular access from Church Lane East are highly inadequate. Priority notices on the narrow archway at the front and rear of the site as proposed will not improve vehicle access;
- (c) The proposed development would cause traffic congestion on Church Lane East, affecting many people, including the emergency services;
- (d) Existing residents of Nos.24 & 26 Church Lane East have made great use of the garden area field for washing, growing vegetables and having an outdoor area to meet

each other, but the applicants have stopped this and propose to build additional development in this area;

- (e) Noise, disturbance and nuisance arising from the construction period : neighbours have already had a year of building works on the site of the former Albion Works : further disruption is unwelcome [Officer Note: the impacts of the construction period of a development are not matters that can be taken into material account in the consideration of a planning application];
- (f) In the submitted Planning, Design and Access Statement, the applicants have failed to demonstrate how the privacy of neighbours would be guaranteed. To the contrary it is considered that undue overlooking of neighbouring properties at Nos.4 and 4a Highfield Avenue and 16 Langley Drive would arise;
- (g) Loss of light and outlook due to the close proximity of the proposed houses;
- (h) The submitted plans are inaccurate : some existing trees on the south boundary of the site are not shown in the correct place and the proposed houses are drawn smaller than they should be in order to fit on the site;
- (i) Existing trees at the site required to be retained by a condition of the 2010 permission are to be removed;
- (j) the introduction of further parking spaces into the site will increase the noise and disturbance to surrounding neighbours; and
- (k) One visitor parking space will not be adequate for three houses.

Comments relating to the previous development approved and undertaken at this site:

- (a) The steel beams over the access drive and, indeed, the whole site, are unsightly in appearance;
- (b) When the plan was outlined for the current car park, a wall was supposed to be built to protect properties in Highfield Avenue from cars coming into the gardens, and the trees were supposed to be cut down to allow this to happen, but none of this has been constructed or finished; and
- (c) Eight cars are noisily parked in the area intended for six cars and two motorbikes : the existing car park is already full on most days with many cars double parking.

[Officer Note: the above matters relate primarily to the existing situation and to development that has already been approved. They are not considered to be matters that can be taken into consideration with the current proposals. Nevertheless, they are matters that have been raised with the applicants and a response is awaited.]

Policy and determining issues

The site is located within the built-up area of Aldershot. It is not located in a Conservation Area, nor adjoins a Listed Building. The Rushmoor Core Strategy was adopted by the Council in October 2011 and, as such, has replaced the Rushmoor Local Plan Review (1996-2011) as being part of the Development Plan for the area. To this end Core Strategy Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) are relevant to the consideration of the current proposals.

Whilst the Core Strategy introduces a number of new policies that replace specific Local Plan policies, a number of Local Plan policies continue to be 'saved' and will therefore remain in use for the time being until they are replaced by future tranches of Local Development Framework documents. In this respect, Local Plan Policies ENV17 (general development criteria), H14 (amenity space), ENV41-43 (flood risk), and OR4/OR4.1 are 'saved' policies that remain relevant to the consideration of this application.

Also relevant to the consideration of this application are the Council's adopted Supplementary Planning Documents (SPDs) "Housing Density and Design" and "Sustainable Design and Construction" both adopted in April 2006; 'Transport Contributions' adopted in April 2008; and 'Parking Standards' adopted March 2012. Since these documents were subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to the requirements of these documents. The advice contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) is also relevant.

The 2014 appeal decision refusing planning permission for a similar re-development scheme is an important material consideration in this case. Indeed, it is clear that the Inspector did not have any concerns with some of the planning determining issues. In this respect, it is necessary to take into account the Inspector's views and to consider whether or not the current amended scheme adequately addresses those concerns that did result in the dismissal of the appeal. And whether there have been any other material changes in circumstances that would otherwise justify a different decision being reached now. In this context, the key considerations are considered to be:

1. The Principle of development;
2. Design and Visual Impact;
3. Impact on Neighbours;
4. The Living Environment Provided;
5. Highways Considerations;
6. Impact on Wildlife;
7. Drainage Issues;
8. Renewable Energy and Sustainability; and
9. Public Open Space.

Commentary

1. Principle -

The proposed development is seeking to make more efficient use of residential land within the urban area. Within reason this remains a clear objective of both Government planning guidance and local planning policy. This approach is also acknowledged in the Council's Supplementary Planning Document "Housing Density and Design" published in April 2006.

The current scheme proposes additional development at the site to provide three dwelling units. Core Strategy Policy CP6 now requires provision of 35% affordable housing with developments of 15 or more net dwellings. However, since the scheme proposes a total of just three dwelling units, the requirements of this policy do not therefore apply.

The 2014 scheme was not a refusal of residential development in principle. Neither the appeal Inspector nor the Council has previously taken issue with the principle of the proposals. It is therefore considered that the proposals are acceptable in principle subject to

normal development management criteria being satisfied.

2. Design and Visual Impact -

The site is within the built-up area, where residential development is considered to be acceptable provided that it is appropriate to the character of the area and satisfies the relevant policies of the Development Plan. Policy CP2 – Design and Heritage – states that development proposals will be permitted where they include high quality design that respects the character and appearance of the local area. Additional support for this approach is provided by the NPPF.

In this case the proposal is for the erection of two-storey dwellings in a backland position in an area surrounded by existing development of two-storey height. To this extent, even taking into account that the site would be visible at a distance from Church Lane East when looking down the drive between Nos.20 and 22 Church Lane East and also from the new cul-de-sac created by the residential re-development of the adjoining Albion Works site, it is considered that the visual impact would be limited.

It is considered that the proposed development would not have a material impact on the visual character and appearance of the area to an extent that would justify the refusal of planning permission. In this respect it is noted that the appeal Inspector did not identify this matter as being of material planning concern.

3. Impact on neighbours -

It is clear that the proposed dwellings have been designed seeking to avoid overlooking by virtue of a combination of separation from neighbours; the use of high-level and/or obscurely glazed upper floor/roof windows; and the orientation of upper floor/roof windows relative to surrounding property. The height of the proposed dwellings is insufficient to give rise to any material loss of sunlight and daylight given the separation distances and orientations involved. This includes consideration of the relationships with the new dwellings recently built to the rear of the application site on the former Albion Works site, which were not built when the appeal Inspector considered the case. The developer in this respect was notified of the planning application, but neither they nor any prospective purchasers of the new properties adjoining or near the application site have chosen to raise any concerns.

Two neighbours (at Nos.4 and 4a Highfield Avenue) have raised specific objection to the proposals on the grounds that they would be overlooked by the proposed new houses. In this respect, the design of the proposed houses differs from that the subject of the 2014 appeal by introducing a conventional first-floor bedroom window in the front elevation of each of the houses where the 2014 scheme served the front bedroom with high-level 'Velux'-type roof windows. These windows face towards the rear of Nos.2 and 4 Highfield Avenue; and more obliquely towards No.4a Highfield Avenue. As a consequence, it is considered appropriate to examine the relationship of the proposed development to these particular neighbouring properties in more detail. In this respect, both properties have been visited by the case-officer:-

Nos.2 and 4 Highfield Avenue : These are a pair of conventional two-storey detached modern houses located to the east of the application site with short rear gardens of just 4.75 metres in depth. On the rear elevations facing the application site they both have lounge and kitchen windows at ground floor and a pair of bedrooms at first floor level. The rear garden boundary of No.2 shared with the application site is mainly enclosed by an existing single-

storey portion of the building at No.26 Church Lane East, with a 4 metre section in the south-west corner enclosed with 3 metre timber lap-fencing reinforced with trellis. Contrary to the submitted plans, the rear garden boundary of No.4 is not enclosed with an "Existing High Timber Fence". It is actually enclosed with a 1.3 metre high timber lap fence beyond which are a number of scrubby trees and shrubs on the margins of the car park for No.26 Church Lane East.

The rear elevation of No.2 Highfield Avenue would directly face the proposed Plot 1 house at a separation distance of approximately 24 metres. The proposed Plot 2 and 3 houses face No.2 at incrementally more oblique angles and with greater separation. On account of the existing building and tall boundary fence enclosing this neighbouring property, the ground floor windows and rear garden of this property are effectively screened from any potential overlooking from the first floor bedroom windows of the proposed houses. Furthermore, in respect of the first floor windows, it is considered that the separation distances involved are such that there would be no material loss of mutual privacy between this existing neighbouring dwelling and the proposed houses.

The rear elevation of No.4 Highfield Avenue would be directly faced by the front elevations of both the proposed Plot 2 and 3 houses at a building to building separation distance of approximately 23 metres. The relationship with the proposed Plot 1 house would be more oblique and at a marginally increased separation distance. The submitted plans do not correctly represent the extent of boundary enclosure with this neighbouring property : the existing fence is quite low and the existing trees and shrubbery adjoining do not provide a continuous or particularly effective visual screen. As a result, it is possible to look into the rear windows of No.4 from the application site. Whilst the separation distances are such that this relationship would normally be considered acceptable, it is considered that the occupiers of this property would, nonetheless, have a strong perception of being overlooked. The first floor bedroom windows of all three proposed units would be readily visible to this neighbour for significant portions of the year and it cannot be guaranteed that the application site owners would or could retain the existing trees and shrubs along this boundary. The applicants' Design & Access Statement suggests that a tall fence be provided to screen this boundary of the site (Although this is not shown on the submitted plans). Whilst this could have some bearing on the retained trees and shrubs the impact of this would be markedly less harmful than the construction of a wall (a measure suggested by the objector).

The occupier of No.4 states that they have sought to have at least some of the trees adjoining their boundary with the application site removed by the applicants and criticises the applicants for failing to do so to date. From a planning perspective, it is considered that the relationship between the proposed development and this neighbour could be improved by the provision of a suitable boundary fence, which would protect privacy for the ground floor rear rooms and garden. It would also help reduce the impact of parking activity at the application site which is a nuisance. However, to cover the possibility that the existing trees and shrubs along this section of the site boundary may not endure, it is considered that it would be appropriate to require that the lower portion of the first floor bedroom windows (up to a height of 1.7 metres above finished floor level) be permanently obscurely-glazed. In this way it is considered that the relationship of the proposed development to No.4 Highfield Avenue would be acceptable in planning terms.

4a Highfield Avenue : This is a more modern property than its neighbours at Nos.2 and 4, which was built as part of the re-development of the Aldershot High School along with Langley Drive. The property occupies a corner position at the junction of Highfield Avenue with Langley Drive. The house itself is sited such that its north-west corner is located close to

the south-east corner of the application site. The side boundary of the rear garden of the property borders that part of the application site that is the existing parking area. The shared boundary is enclosed with a substantial brick wall which is partially overgrown with ivy. There is a tree growing in the rear garden of No.4a close to the boundary wall, approximately half-way along the section of the boundary shared with the application site. The rear elevation of No.4a contains a utility room, dining room and kitchen at ground floor; and a bedroom, bathroom and another bedroom at first floor.

The occupiers of this neighbouring property contend that, because they are not currently overlooked to the rear of their house or garden, the planning process cannot allow new development to overlook them in any form. The planning process must however consider whether or not any planning harms arising from a proposed development is sufficient to justify refusal. The key consideration in assessing the impact of a proposed development is whether or not the relationship resulting between proposed and existing properties is acceptable in planning terms. In this context it should be noted that a degree of mutual overlooking between residential properties in an urban setting is normal and acceptable in principle.

In relation to the application site the most direct relationship with No.4a Highfield Avenue would be with the proposed Plot 3 house, where the separation distance between the first floor bedroom window of the proposed house and the nearest bedroom window at No.4a would be approximately 18 metres. It is not considered that there would be any potential for material overlooking from the first floor windows of the proposed Plot 1 and 2 houses because the viewing angle would be more oblique and at a greater separation distance. The boundary wall between the application site and this neighbour protects the privacy of the garden area and rear ground floor windows. As with the consideration of the impact upon No.4 Highfield Avenue, it is accepted that there would be some perception of being overlooked, however a similar requirement to obscure glaze the lower-portion of the front bedroom windows would address this satisfactorily.

Other Neighbouring Properties – No.16 Langley Drive is located to the south of the proposed Plot 3 house beyond a continuation of the same substantial brick boundary wall that enclosed the side of the rear garden of No.4a Highfield Avenue. The building to building separation distance would be approximately 10 metres. However, whilst there would be two secondary windows to bedrooms at first floor level in the side elevation of the proposed house, both would be obscurely glazed and one would be high-level also. As a result it is considered that this relationship is acceptable in planning terms.

Nos.14, 16 and 18 Church Lane East are new houses located fronting the road and located with a communal parking area backing onto the north side of the application site. No.22 Church Lane East is the semi-detached neighbour to No.24 and is an Edwardian villa. All have primary rear elevations that are separated approximately a minimum of 19 metres from the side elevation of the proposed Plot 1 house. However, there are no windows shown to be provided in this side elevation and, as such, it is considered that there is no potential for undue overlooking.

New houses have been built on the former Albion Works site to the west of the current application site since the 2014 application and appeal were considered and, as such, this is a clear change in circumstances since the appeal decision. The nearest new house is sited sideways-on approximately 1 metres from the site boundary positioned immediately to the rear of the garden for the proposed Plot 2 house. There is a new combined brick wall and piers with close-boarded timber fencing infill panels 1.8 metres high enclosing the boundary

between this property and the application site. This is considered sufficient to provide adequate mutual ground level privacy between this neighbour and the proposed dwellings. It is also evident that the design of the proposed houses contains no rear-facing upper floor windows except high-level 'Velux'-type roof windows to ensure that no material and harmful overlooking would arise.

The proposals result in the expansion and modification of parking and vehicle manoeuvring areas within the site to accommodate parking for the proposed development alongside the parking already provided for Nos.24 and 26 Church Lane East. However the appeal Inspector did not consider that the relatively modest number of additional vehicles (8) associated with the proposed development would cause sufficient harm to the amenities of neighbours to justify the refusal of planning permission. The current scheme proposes provision of an additional 7 parking spaces at the site, one less than the Inspector considered would not give rise to any material harm.

As noted by the objectors, the proposals would build on an area of garden land that has, until recently, been used by the residents of Nos.24 & 26 Church Lane East. However the appeal Inspector was not convinced that this matter was of sufficient weight to justify the refusal of planning permission and, as such, did not form part of his reasons for dismissing the appeal.

4. The Living Environment Provided -

The internal layout and environment created by a development are generally solely functional matters between a developer and their client and are to some extent covered by the Building Regulations. However, in respect of the previous appeal case, both the Council and the appeal Inspector were concerned about the living environment that would be provided for potential occupiers on account of the small size of the proposed units, their limited outlook, and small garden areas. In this respect the design and extent of the previous proposed development was considered to be evidence of the proposed overdevelopment of the site.

The current application proposes dwellings with relatively compact internal accommodation, but of a size that could be occupied by families including children. The current proposals are significantly more spacious as a result of a reduction in the number of units being proposed from 4 to 3. This has enabled more space to be provided for rear gardens in both depth and width; and also for better designed dwellings themselves, which are considered to offer a much improved internal environment. Notwithstanding the various constraints imposed by relationships with neighbours that are variously described in previous paragraphs of this report, the current design incorporates additional windows to provide light in the rooms.

It is considered that the previous concerns in respect of this matter have been satisfactorily addressed and that an acceptable living environment would be provided for potential occupiers.

5. Highways considerations -

In the overall context of the traffic volumes using Church Lane East, the Council's Transportation Strategy Officer does not consider that the use of the proposed vehicular entrance would give rise to any material harm to the safety and convenience of highway users on Church Lane East. The private vehicular entrance is considered to be acceptable in terms of dimensions, sight-lines and geometry. Indeed, neither the Council nor the appeal Inspector took issue with this with the 2014 scheme. Nevertheless, as was originally suggested with amended plans submitted with the 2014 appeal, it is proposed that the

entrance into the drive be improved by being widened and kerbed. Adequate space would be provided on site for vehicles to turn and leave in forward gear.

The passage beneath the building is of adequate width and height to serve the proposed development in a technical sense. Notwithstanding the concerns of objectors in this respect, there is no requirement that private access ways of this nature are big enough to allow the passage of fire engines, ambulances, delivery lorries etc. Although objectors criticise the applicants' proposals to install warning/priority signs at each end of the route, this is considered to be a worthwhile additional measure to encourage safer use of the drive and to clarify priority for incoming vehicles. Space is available within the site for vehicles to pass one another just beyond the building.

In terms of parking provision, the proposed development provides parking which accords with the Council's adopted standards in full: two spaces per dwelling unit plus a visitor space. The existing parking provided for residents of No.26 would remain intact and, notwithstanding the suggestion that this parking is being over-used, provides the parking that was approved when the Council permitted the conversion of No.26.

With regard to refuse/recyclable bin storage and cycle storage, the proposed dwellings would all have adequate on-site provision. Bins would be taken out to a standing area to the front of No.26 for collection, joining the arrangements already adopted for the collection of bins from Nos24 & 26 Church Lane East.

The applicants are aware of the need to make a financial contribution in accordance the Council's Transport Contributions SPD. In this case, this would be £11,235.00 towards improvements to the transport network to improve the pedestrian and cycle links between this part of Aldershot and the town centre as identified in the Aldershot Town Access Plan.

Subject to the Transport Contribution being secured by a satisfactory s106 Planning Obligation, it is considered that the proposals are acceptable in highways terms.

6. Impact on Wildlife -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Rowhill Copse in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Rowhill Copse SANG will be considered.

In accordance with the strategy, the applicant has agreed to make a financial contribution of £17,883 to provide and maintain the SANG at Rowhill Copse that is secured by way of a s106 Planning Obligation. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy. The necessary s106 Undertaking has been completed in this respect. Subject to the satisfactory completion of the necessary s106 Undertaking the proposal would have an acceptable impact on the Thames Basin Heaths Special Protection Area and comply with the requirements of Core Strategy Policies CP11 and CP13.

7. Drainage Issues -

The site is located within Flood Zone 1, which is land at the lowest risk of flooding. The Environment Agency raise no objections as standing advice in such circumstances. Nevertheless, both the Council and the appeal Inspector were concerned that the 2014 scheme sought to develop an area of land at the application site that was/is currently undeveloped and would result in a significant increase in the amount of hard-surfaced ground at the application site without any proposals for surface water drainage control measures contrary to Core Strategy Policy CP4. This requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). The Design & Access Statement for the current application now details the provision of a soakaway on-site, together with the installation of a rainwater harvesting system that would provide adequate surface water drainage control to satisfy the requirements of Policy CP4. Subject to the imposition of the usual condition to require the submission of details of the proposed system and its subsequent implementation and retention, it is considered that the current scheme satisfactorily addresses Policy CP4.

8. Renewable Energy and Sustainability -

Policy CP3 requires applicants to demonstrate how they have incorporated sustainable construction standards and techniques into the development. Whilst the supporting information submitted with the 2014 scheme did not address this policy requirement, the current proposals are accompanied by a Sustainability Questionnaire in order to do this. Nevertheless, following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015) the government's current policy position is that planning permissions should no longer be granted requiring or subject to conditions requiring compliance with any technical housing standards such as the Code for Sustainable Homes. This is other than for those areas (such as Rushmoor) where Councils have extant policies referring to the attainment of such standards. In the case of Rushmoor this means that the Council can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of Policy CP3.

9. 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. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated garden/private amenity space.

This is a circumstance where a contribution towards off-site provision (in this case £3,254.70 towards the off-site provision of public open space comprising Habitat improvements to the pond at Aldershot Manor Park) secured by way of a planning obligation in the form of a Unilateral Undertaking would be appropriate. Subject to the applicant satisfactorily completing and submitting the s106 Undertaking in this respect, the proposal is considered to be acceptable within the terms of Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4.

Conclusions -

It is considered that the reasons for dismissal of the 2014 appeal scheme have been satisfactorily addressed as a result of the amendments and additional information submitted with the current scheme. The proposals are considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, on the basis of an appropriate Transport Contribution being secured, are acceptable in highway terms. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV13, ENV17, ENV41-43, TR10, OR4/OR4.1 and H14.

FULL RECOMMENDATION

It is recommended that subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 5 February 2016 to secure appropriate financial contributions towards open space, transport and SPA mitigation, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 5 February 2016 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for public open space in accordance with Core Strategy Policies CP10, CP11 and CP12 and saved Local Plan Policy OR4; and transport contributions in accordance with Council's adopted 'Transport Contributions' SPD and Core Strategy Policies CP10, CP16 and CP17; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

1. The development hereby permitted shall be begun before the expiration of one year 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, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

- 2 Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings – C Foo Associates Drawing Nos. PP-100 REV.A, PE-01, PE-02, PE-03, PP-01 & PP-02.

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

- 3 No works shall start on site until a schedule and/or samples of the external materials to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority.

Reason - To ensure satisfactory external appearance.*

- 4 No works shall start on site until a schedule and/or samples of surfacing materials, including those to access driveways/forecourts to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority.

Reason - To ensure satisfactory external appearance and drainage arrangements.*

- 5 No works shall start on site until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, and parking areas and the height of any retaining walls within the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure a satisfactory form of development in relation to neighbouring property.*

- 6 No works shall start on site until details of all screen and boundary walls, fences, hedges or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the erection of a close-boarded fence of a minimum of 1.8 metres high to enclose the shared boundary of the application site with No.4a Highfield Avenue. The development shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order including the 2008 Amendments), no development falling within Classes, A, B, C and E of Part 1 of Schedule 2 shall be carried out 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.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the side elevations or roofspace of the development hereby permitted without the prior permission of the Local Planning Authority. Furthermore, there shall be no alteration of the positions of the windows shown to be provided on the plans hereby approved.

Reason - To protect the amenities of neighbouring properties.

- 9 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.

- 10 No works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity.*

- 11 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 occupation of the buildings or the practical completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise first agreed in writing by the Local Planning Authority.

Reason - In the interests of amenity and to help achieve a satisfactory standard of landscaping.

- 12 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 as indicated on the approved plans). For the avoidance of doubt the parking spaces shall not be used for the parking or storage of boats, caravans or trailers. *

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

- 13 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.

- 14 The cycle parking facilities and refuse bin storage/collection area(s) hereby approved shall thereafter be implemented in full before any part of the development is occupied and retained thereafter for their respective purposes as approved.

Reason - In the interests of amenity and to ensure a more satisfactory form of development.

- 15 No other works shall be commenced on site until the proposed improvements to the vehicular access to the site have been implemented in full as shown on the plans hereby approved. The works so undertaken shall be retained thereafter at all times.

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

- 16 No works shall start on site until existing trees to be retained on and/or adjoining the site have been adequately protected from damage during site clearance and works, in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include, for example, precise positions of temporary hoardings or fencing around retained trees, siting of drain runs and trenches, measures to be taken to ensure that retained trees and their roots are not damaged by the removal of adjacent trees, siting of routes to be used by heavy vehicles during site clearance and site works, and changes of ground level around retained trees. Furthermore, no materials or plant shall be stored and no buildings erected within the protective fencing without the prior consent in writing of the Local Planning Authority. *

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.

- 17 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.

- 18 Prior to the first occupation of any of the dwellings hereby permitted, details of measures to achieve the energy performance standards in accordance with Code Level 4 of the Code for Sustainable Homes or equivalent for each of the dwellings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling(s) to which they relate and retained in perpetuity.

Reason - To reflect the objectives of Policy CP3 of the Rushmoor Core Strategy.

- 19 The proposed windows located in the upper floor side elevations of the Plot 3 house and the lower parts of those in the first floor front elevation of the houses on Plots 1, 2 and 3 shall be fitted with obscure glass which shall be installed prior to the first occupation of the development and retained thereafter in accordance with a detailed scheme which has first been submitted to and approved in writing by the Local Planning Authority before the development is commenced.

Reason - In the interests of amenity and privacy of neighbouring properties. *

- 20 Prior to the commencement of development details of measures to incorporate Sustainable Drainage Systems (SUDS) into the new built development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the newly built residential units and retained in perpetuity.

Reason - To reflect the objectives of Policy CP4 of the Rushmoor Core Strategy. *

- 21 No works shall start on site until details of provision for the parking and turning on site of operatives and construction vehicles during the construction and fitting out works have been submitted to and approved in writing by the Local Planning Authority and the measures so approved shall be implemented throughout the construction period.

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

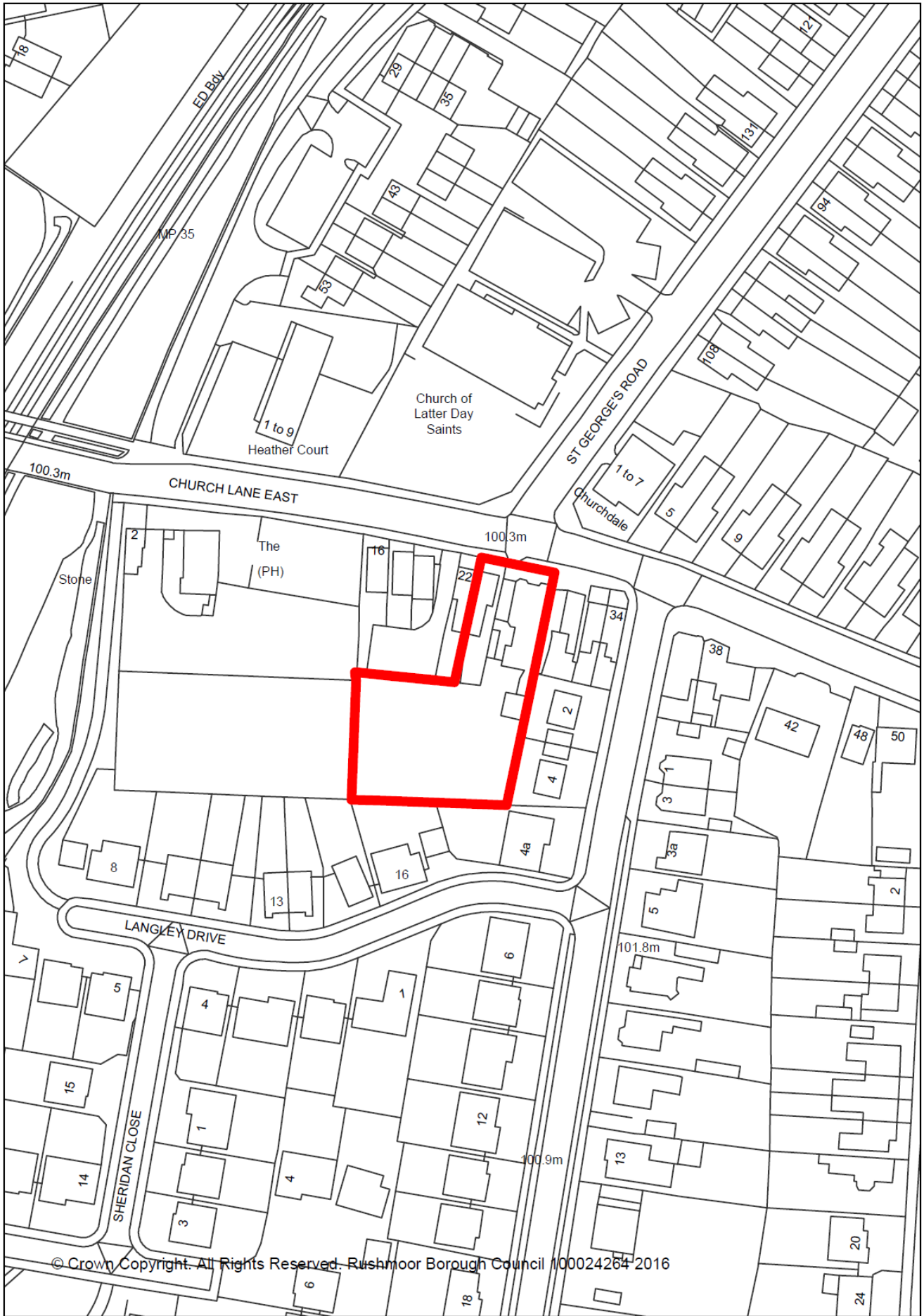
INFORMATIVES

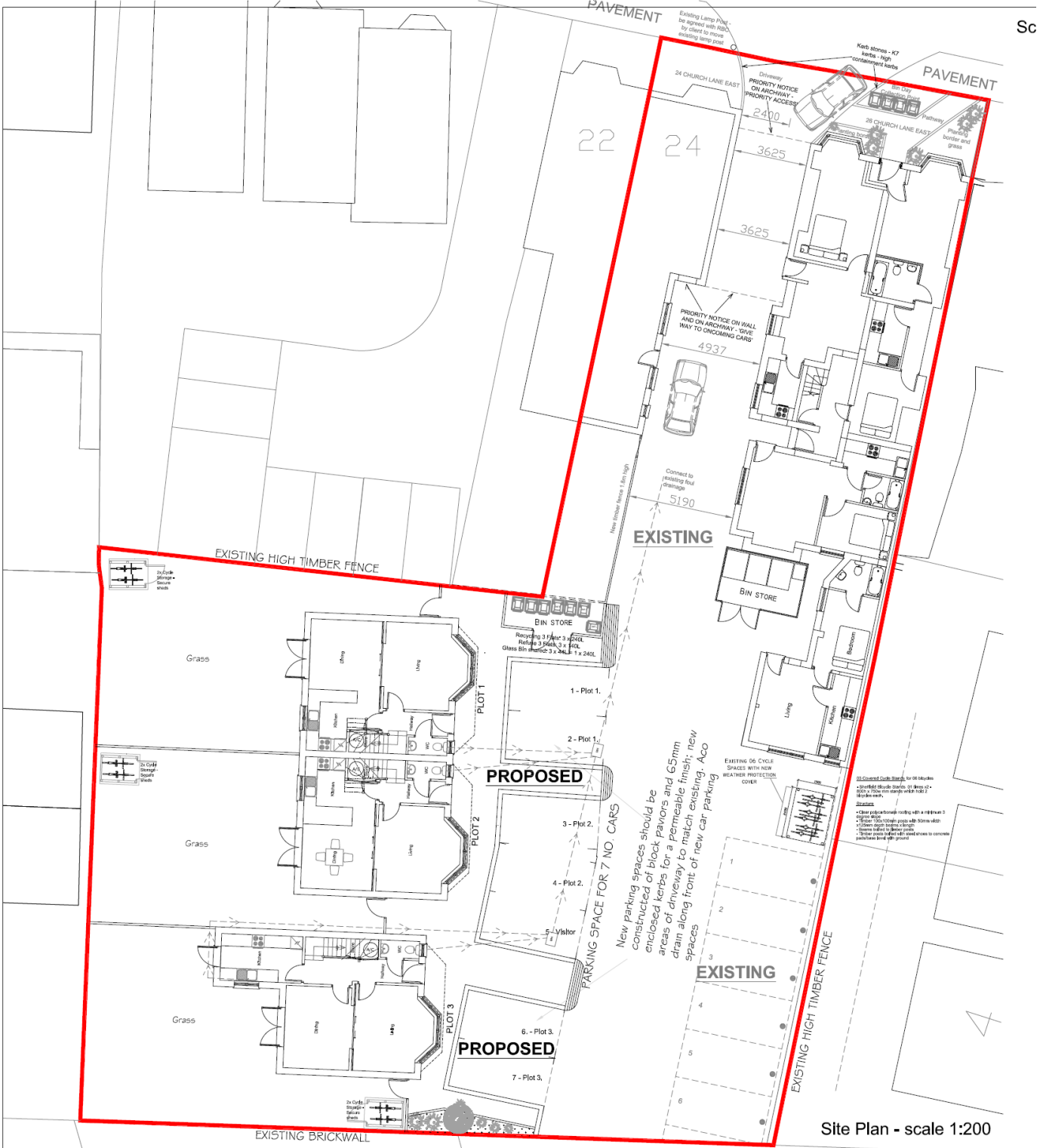
- 1 **INFORMATIVE - REASONS FOR APPROVAL** - The Council has granted permission because:-

It is considered that the reasons for dismissal of the 2014 appeal scheme have been satisfactorily addressed as a result of the amendments and additional information submitted with the current scheme. The proposals are considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, on the basis of an appropriate Transport Contribution being secured, are acceptable in highway terms. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. On the basis of the provision of a contribution towards the enhancement of existing public open space in the vicinity of the site, the proposals are considered to comply with the Council's policies concerning provision and enhancement of public open space. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV13, ENV17, ENV41-43, TR10, OR4/OR4.1 and H14. 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 - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 INFORMATIVE – In connection with the requirements of Condition No.15, the planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 5 INFORMATIVE - 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 for the production of electricity and heat.
- 6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management Section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health & Housing for advice.
- 8 INFORMATIVE - 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.
- 9 INFORMATIVE - The applicant is advised that during the construction phase 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 Environmental Health.

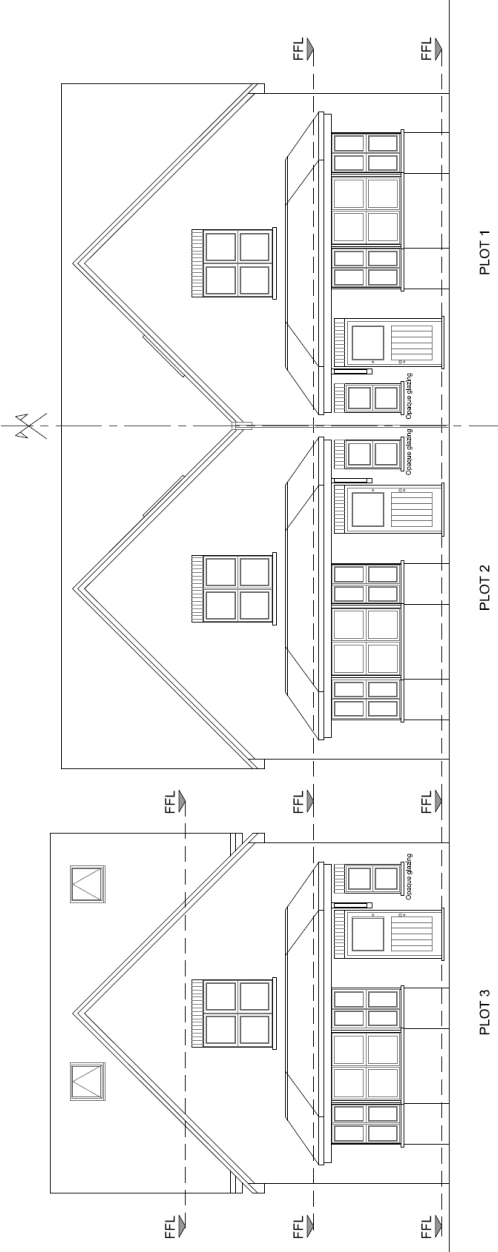
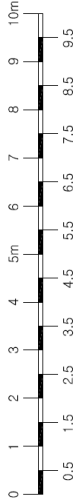
- 10 **INFORMATIVE** - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to 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 0845 850 2777.
- 11 **INFORMATIVE** - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.
- 12 **INFORMATIVE** - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 13 **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, free of charge, 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.



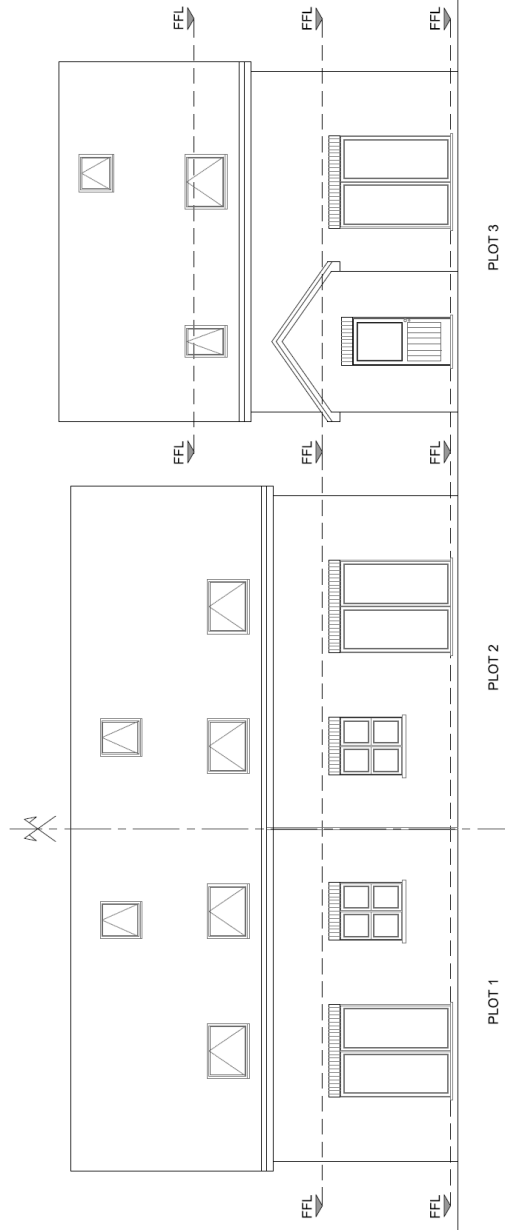


Site Plan - scale 1:200

scale 1/100 @ A3



FRONT ELEVATION (East)



REAR ELEVATION (West)

CFoo Associates Limited
 Chartered Architects
 Design Consultants

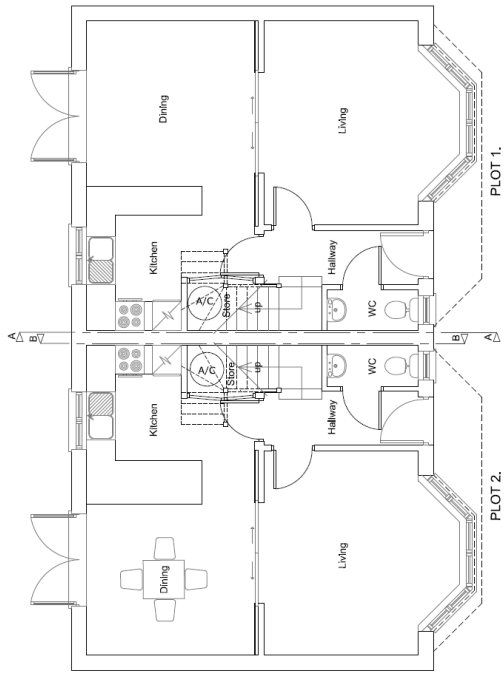
ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Suneet Jain, Jan Mandozal, Mohammed Farooq Choudhary
Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT :
 26 CHURCH LANE EAST, ALDERSHOT, HANTS, GU11 3BT
Scale: (A3) 1:100 **Date:** 21/12/2014 **Drawn by:** CWF
Job number: 1267 **Drawing number:** PE-01 **Revision:** -

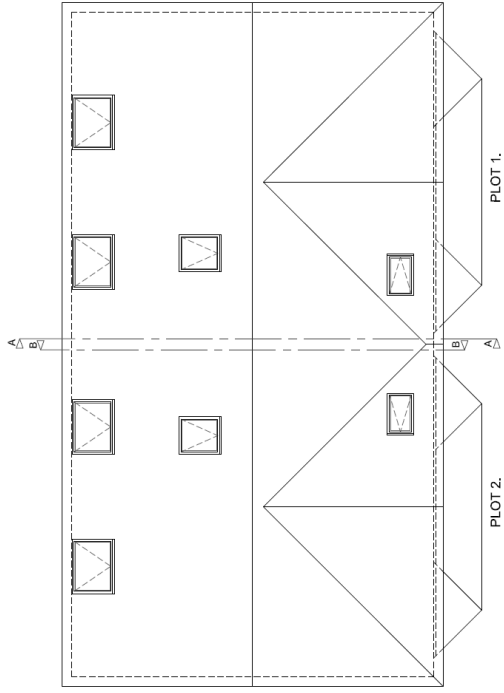
Ref.	Revision	Date	By

IN SET 2013 (Architects) No. 014 028 741 488
 Parallel Business Centre
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

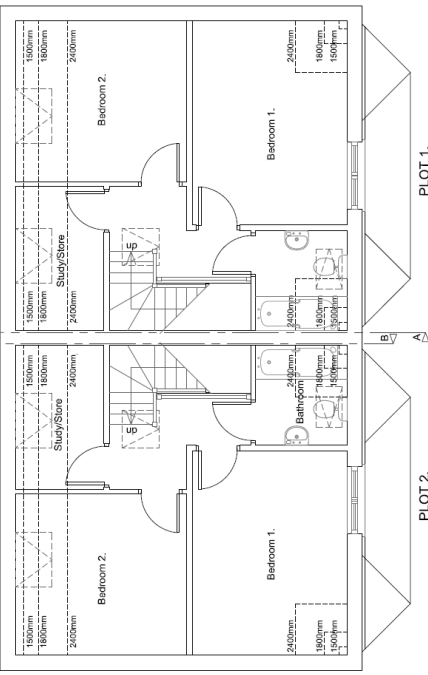
PLOT 1 & 2 - Plans
- 2 x Semi-detached 2x Bedroom Houses



GROUND FLOOR PLAN

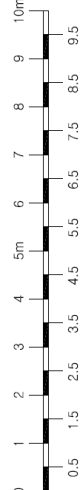


ROOF PLAN



FIRST FLOOR PLAN

scale 1/100 @ A3



CFoo Associates Limited
 Chartered Architects
 Design Consultants



Suite 2012 South Place, Tel: 01482 791 482
 Portland Business Centre
 26 Church Lane East,
 Aldershot, Hampshire,
 GU11 3BT
 www.cfoosassociates.co.uk

ALL DIMENSIONS TO BE CHECKED ON SITE
ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client : Suneeet Jain, Jan Mandozai, Mohammed Farooq Choudhary

Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT :
 26 CHURCH LANE EAST, ALDERSHOT, HANTS. GU11 3BT

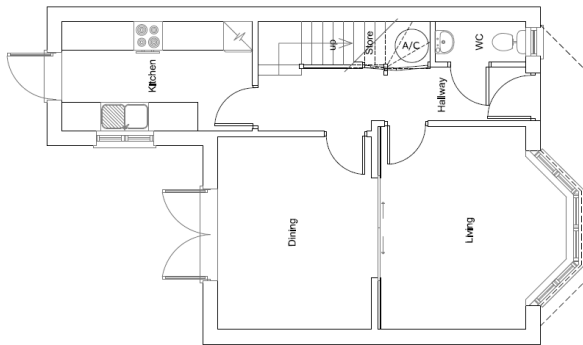
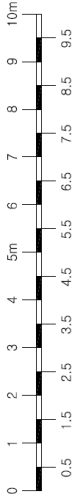
Scale: (A3) 1:100 **Date:** 21/12/2014 **Drawn by:** CWF

Job number: 1267 **Drawing number:** PP-01 **Revision:** -

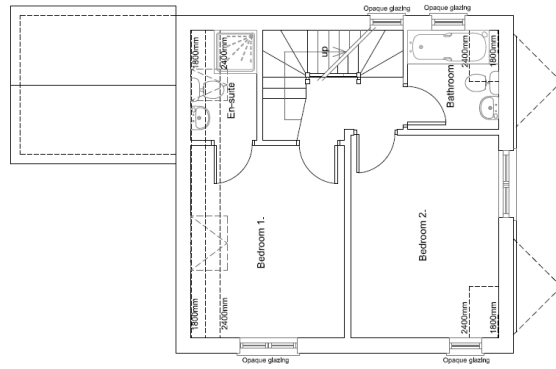
Ref.	Revision	Date	By

PLOT 3 - Plans
- 1 x Detached 3x Bedroom House

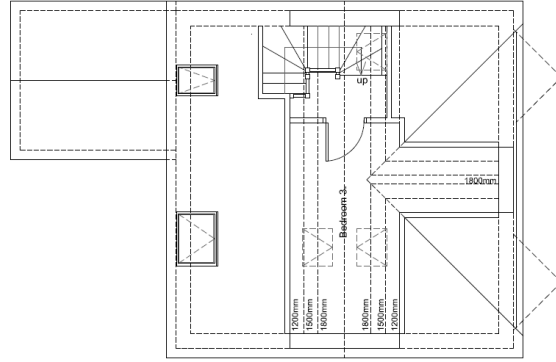
scale 1/100 @ A3



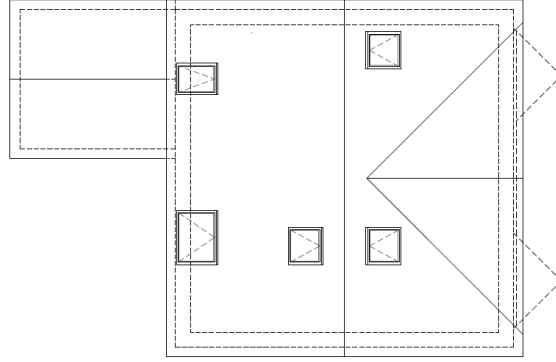
PLOT 3.
GROUND FLOOR PLAN



PLOT 3.
FIRST FLOOR PLAN



PLOT 3.
LOFT PLAN



PLOT 3.
ROOF PLAN

CFoo Associates Limited
 Chartered Architects
 Design Consultants

15/11/2012 Eagle House Tel: 01483 791168
 15, York Road, Bournemouth, Dorset, BH2 1AB
 01483 791168
 www.cfooassociates.co.uk

ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

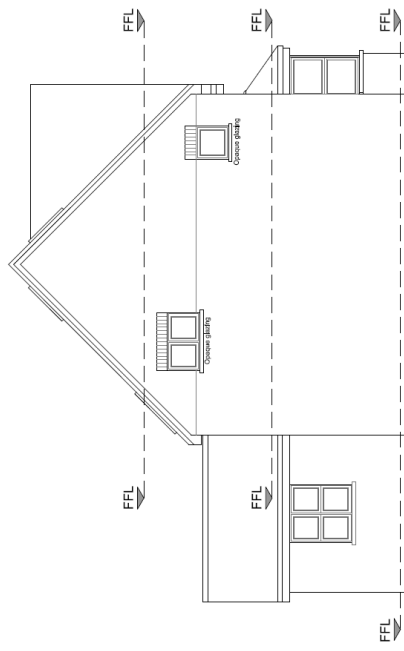
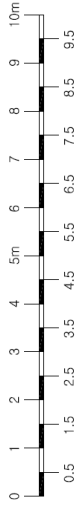
Client: Suneet Jain, Jan Mandozai, Mohammed Farooq Choudhary
Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT :
 28 CHURCH LANE EAST, ALDERSHOT, HANTS. GU11 3BT

Scale: (A3) 1:100 **Date:** 21/12/2014 **Drawn by:** CWF
Job number: 1267 **Drawing number:** PP-02 **Revision:** -

Ref.	Revision	Date	By

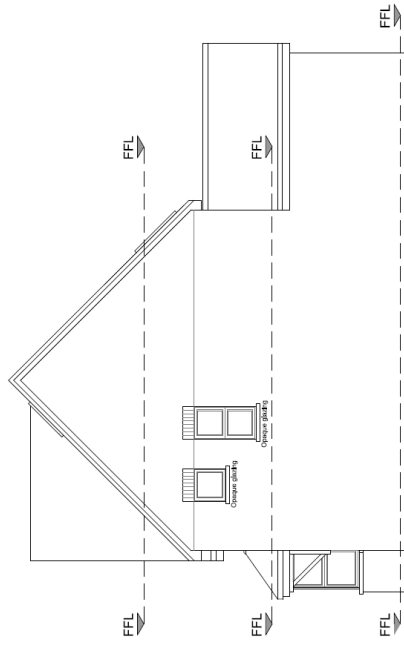
PLOT 3 - Elevations
- 1 x Detached 3 x Bedroom House

scale 1/100 @ A3



PLOT 3

SIDE ELEVATION (South)



PLOT 3

SIDE ELEVATION (North)

CFoo Associates Limited
 Chartered Architectural Design Consultants
 100, South Street, London, E1 7AA
 Tel: 020 7323 2300
 Fax: 020 7323 2301
 www.cfooassociates.co.uk

ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Suneet Jain, Jan Mandozai, Mohammed Farooq Choudhary

Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT :
 26 CHURCH LANE EAST, ALDERSHOT, HANTS, GU11 3BT

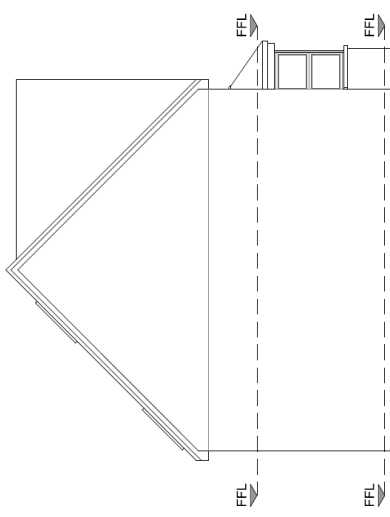
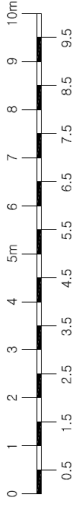
Scale: (A3) 1:100 **Date:** 21/12/2014 **Drawn by:** CWF

Job number: 1267 **Drawing number:** PE-03 **Revision:** -

Ref.	Revision	Date	By

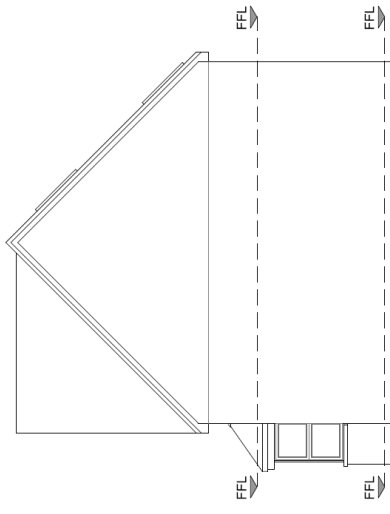
PLOT 1 & 2 - Elevations
- 2 x Semi-detached 2x Bedroom Houses

scale 1/100 @ A3



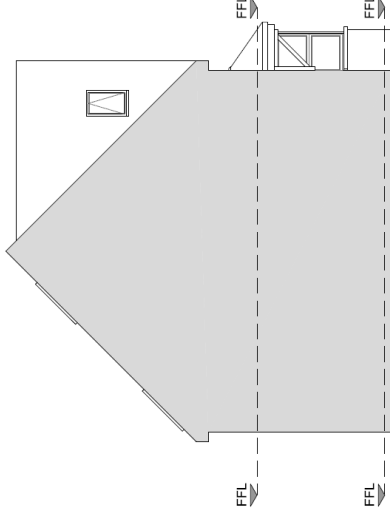
PLOT 1 & 2
South Elevation

SIDE ELEVATION (South)



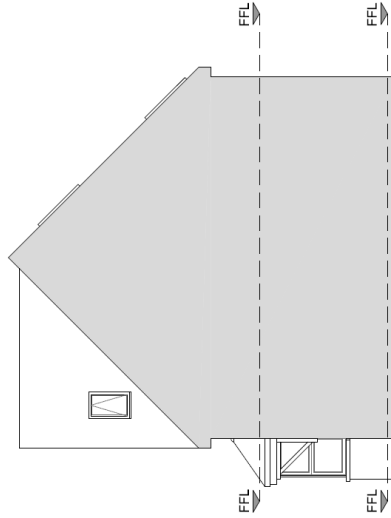
PLOT 1 & 2
North Elevation

SIDE ELEVATION (North)



PLOT 1 Section AA
(between Plot 1 and 2)

SECTION AA



PLOT 2 Section BB
(between Plot 1 and 2)

SECTION BB

CFoo Associates Limited
 Chartered Architects
 Design Consultants

Unit 12, 2002 Swan Street, Tel: 01483 791 680
 Parkside Business Centre, Email: info@cfassociates.co.uk
 15 Brook Road, Gillingham, Kent, ME13 9JF
 01483 791 680
 www.cfassociates.co.uk

ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Client: Suneet Jain, Jan Mandozai, Mohammed Farooq Choudhary

Project: PROPOSED ERECTION OF 3 CHALET DWELLINGS AT :
 26 CHURCH LANE EAST, ALDERSHOT, HANTS. GU11 3BT

Scale: (A3) 1:100 **Date:** 21/12/2014 **Drawn by:** CWF

Job number: 1267 **Drawing number:** PE-02 **Revision:** -

Ref.	Revision	Date	By

Appeal Decision

Site visit made on 30 September 2014

by **R J Marshall LLB DipTP MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 27 October 2014

Appeal Ref: APP/P1750/A/14/2222491

24, Church Lane East, Aldershot, Hants GU11 3BT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Messrs Suneet Jain, Jan Mandozai, and Mohammad Farooq Choudhary against the decision of Rushmoor Borough Council.
 - The application Ref 13/00980/FULPP, dated 20 December 2013, was refused by notice dated 6 February 2014.
 - The development proposed is create four two-bed chalet bungalows.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues in this appeal are: **first**, the effect of the proposed development on the living conditions of neighbours; **second**, whether satisfactory living conditions would be provided for future occupants of the proposed development; **third**, whether the appellant has adequately addressed the need for the use of satisfactory surface water drainage and sustainable construction standards and techniques; and **fourth**, whether an absence of financial contributions towards Thames Basin Heaths mitigation measures, transportation and public open space should stand against the proposal.

Reasons

Living conditions of neighbours

3. The appeal site is in an urban area. It lies to the rear of Nos. 24 and 26 Church Lane East and comprises part of the curtilages of these properties. No. 24 is a single dwelling and no. 26 a development of 4 one bedroom flats in a converted public house. Access to the site from Church Lane East would be through an archway between these 2 properties. Houses back onto the eastern and southern boundaries of the site. To the west of the site there was until recently a large commercial building. This has been demolished and the site awaits a permitted residential development.
4. The Council's main concern on this issue is that additional noise, disturbance and fumes are likely to be created by additional traffic movements arising from the proposed development. The appeal site, being sited to the rear of properties facing Church Lane East is in a reasonably tranquil location.

However, there are currently 6 car parking spaces on the site and it is proposed to create only an additional 8 spaces. Even in this relatively tranquil setting the number of additional traffic movements likely to arise from the modest number of additional car parking spaces proposed would not cause undue harm through noise and disturbance. Adding weight to this view is the fact that the houses directly to the east and south of the site would be well screened from it by a high pitched timber fence and tall wall respectively. Vehicles passing through the archway to enter and leave the site, or waiting to allow other cars through, would do so in close proximity to Nos. 24 and 26 Church Lane East. However, the limited number of additional traffic movements arising from development of the small scale proposed would not result in such a frequent passing of traffic as to cause harm. In an urban environment the modest amount of additional traffic generated by the proposed development would cause no unacceptable harm through fumes.

5. The Council also contends that the proposed development would result in the loss of amenity space for the occupants of No. 26. However, whilst the appeal site may informally have been used for this purpose I have been provided with no substantial evidence by the Council of a planning requirement that it be used as such. Observations of a neighbour suggest that a planning condition may require this. However, there is no corroborative evidence on this from the Council and accordingly, on the limited evidence before me, I attach little weight to this concern.
6. It is concluded that the proposed development would not detract from the living conditions of neighbours. As such there would be no conflict with Policy CP2 of the Rushmoor Plan Core Strategy (CS) (2011) and Policy ENV17 of the Rushmoor Local Plan Review 1996-2011 (LP) (2000) which seek to prevent unacceptable harm to amenity.

Living conditions for future occupants of the proposed development

7. The proposed houses will be in the form of a terrace running parallel with the western boundary of the site. Only short rear gardens would be provided. Outlook from these gardens would be severely restricted by the proximity of the boundary to the adjoining property. For although this currently comprises a wall only 1 metre high the residential permission on the adjoining site allows for a 1.8 metre high close board fence on top of it. Added harm could potentially arise from the development permitted on the adjoining site being of a scale that may further restrict outlook from the appeal site. However, I do not rely on this. The harm previously identified would be sufficient to be of concern in its own right.
8. It is concluded that, for the reasons given above, satisfactory living conditions would not be provided for future occupants of the proposed development. As such the proposed development would conflict with CS Policy CP2 which requires high quality design.

Surface water drainage

9. Policy CP4 of the CS requires all new development to incorporate Sustainable Urban Drainage Systems (SUDS) with the aim of returning run-off rates and volumes back to the original greenfield discharge to prevent flooding and ensure the quality of local water. The Policy goes on to say that details of

proposed SUDS, and how they will be maintained, must be submitted as part of any planning application and agreed with Council.

10. The appellant says that surface water will be disposed of to the main sewer. No information has been provided to show how run-off from the additional hard surfacing proposed would, or indeed could, in this scheme be restricted to existing greenfield run-off rates. Thus the requirements of Policy CP4 have not been addressed.
11. Policy CP3 of the CS requires planning applications for the buildings to show how schemes will incorporate sustainable construction standards and techniques. The aim is to ensure that, where it is technically feasible and financially viable, new dwellings meet appropriate Code for Sustainable Homes Standards. The appellant has not addressed this requirement, nor indicated that in this case the matter could properly be governed by condition.
12. In light of this it is concluded that appellant has not adequately addressed a) the need for satisfactory surface water drainage, in accordance with Policy CP4 of the CS, and b) the need to show how schemes will incorporate sustainable construction standards and techniques, as required by CS Policy CP3.

Financial contributions

13. The appellant says that it is his intention to provide a Unilateral Undertaking after permission is granted for the contributions sought by the Council. However, such agreements need to be in place before applications are determined. This decision must, therefore, be made on the basis of the contributions sought being absent.

Thames Basin Heaths (TBH)

14. The whole of Rushmoor Borough Council is within 5 km of a Thames Basin Heaths Special Protection Area (TBHSPA). It is the Natural England's (NE) view that any increase in population in such areas may, through impacting on their recreational use, be harmful to heathland bird species. Hence Policy CP13 of the CS says that new development likely to have a significant effect on the ecological integrity of the TBH SPA, including all new net dwellings, must demonstrate that adequate measures are in place to avoid or mitigate any potential adverse effects. The mechanism for delivering this Policy is set out in the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and the Thames Basin Heaths Delivery Framework.
15. The above strategies provide an appropriate mitigation strategy in the form of the provision of Suitable Alternative Natural Green Space (SANGS) and strategic access management and monitoring measures on which developers, of schemes involving a net increase in housing, are required to contribute. NE are opposed to this application in the event of it not complying with this strategy.
16. In light of the above the absence of a TBHSPA contribution must stand against this application.

Public open space/highways

17. The Council is seeking financial contributions of £14,980 to improve pedestrian and cycle links between the town centre and vicinity of the site and £7,600 for

improvements to various parks. However the National Planning Policy Framework (the Framework) requires that obligations should only be sought where they are: necessary to make the development acceptable in planning terms; directly related to it and fairly and reasonably related to it in scale and kind. The Council has not clearly addressed this in its Committee Report and Statement. It has thus not adequately made out a justification for the contributions. Thus their absence does not stand against the proposal.

Other matters

Matters put in support of proposal

18. The proposal would provide new housing in an urban area. This would accord with the development plan and the approach in the Framework of seeking to significantly boost the supply of housing. It would make use of land which may in part at least, be prone to dereliction, albeit a lesser scheme could also achieve this. Jobs would be created in the construction period. This would have some, albeit limited, economic benefit. There is some local support for the scheme.
19. The appellant refers to there being other comparable development in Aldershot. However, all applications stand to be considered on their own merits and the limited information supplied provides no means of making a reasonable comparison between these schemes and the one before me.

Third party concerns against the scheme in addition to those raised by the Council

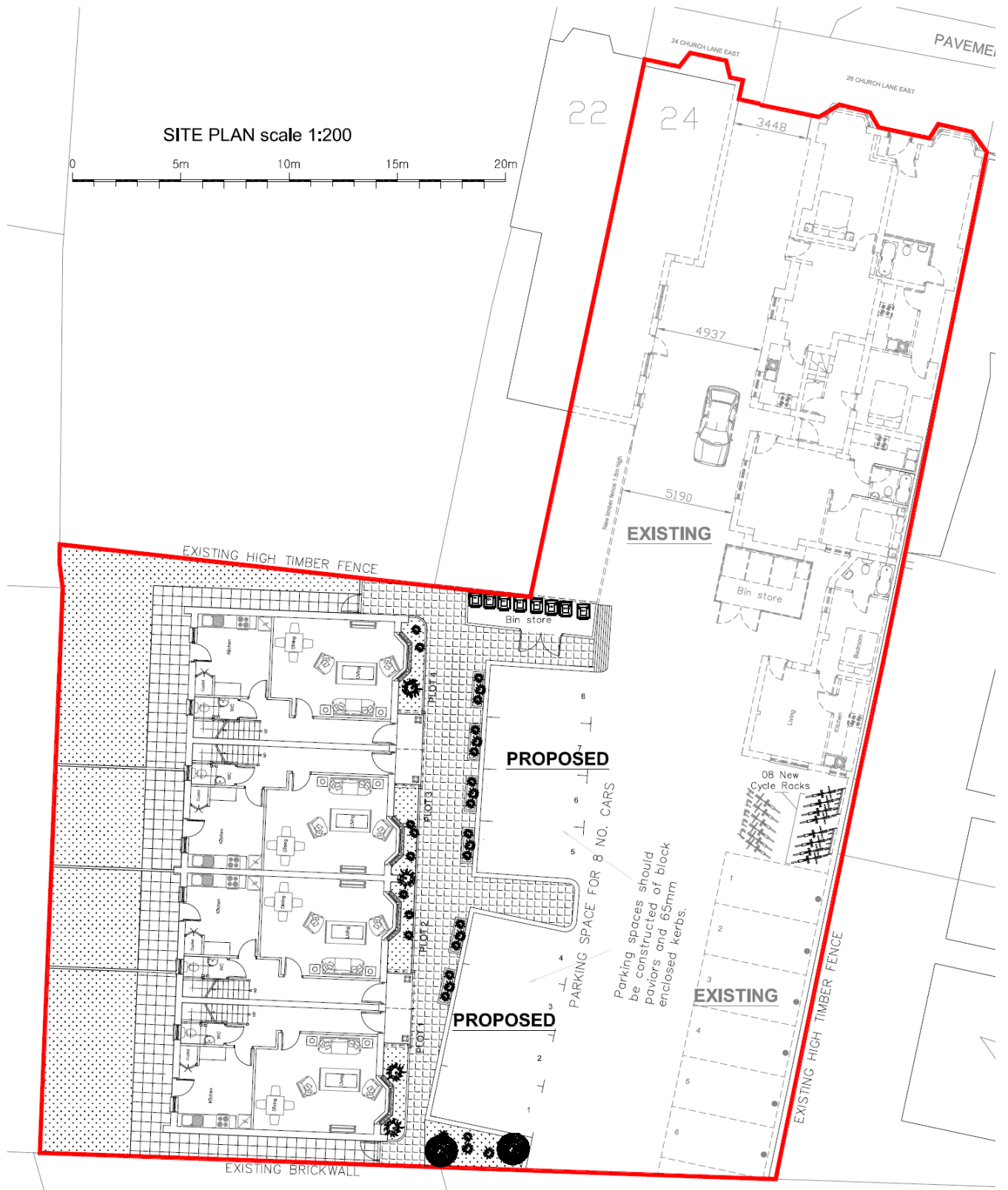
20. On these matters concerns about an increased density of the area are unfounded given the fairly built up nature of the area. Even in the absence of some trees on site the location, orientation and design of the proposed dwellings would ensure no unacceptable loss of privacy for neighbours. There is no professional/technical evidence that the inability of large vehicles to enter the site should stand against the proposal.

Conclusion

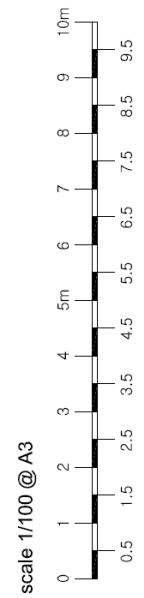
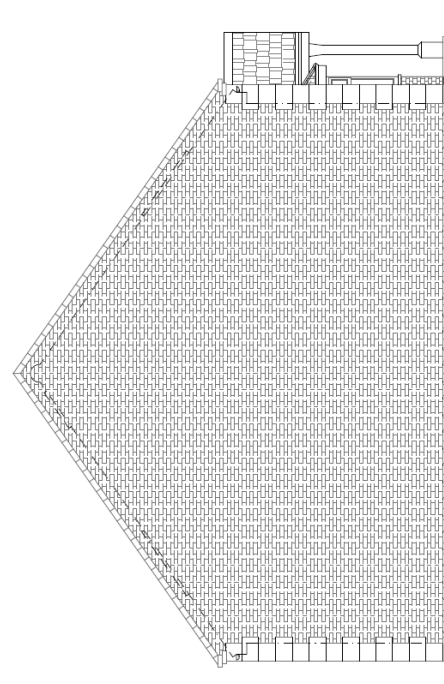
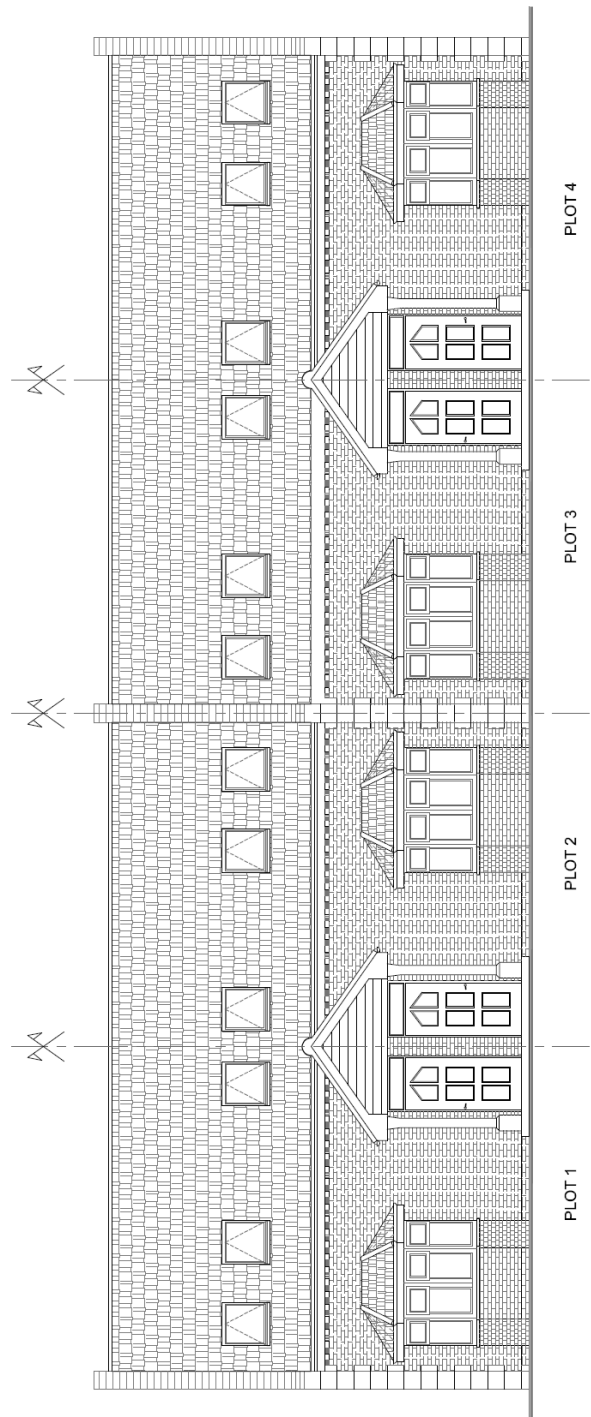
21. There are factors in favour of the proposal and not all of the Council's case has been made out. However, the harm identified with regard to the second, third and fourth issues outweighs these considerations and is decisive in my decision. The appeal is therefore dismissed.

R J Marshall

INSPECTOR



DISMISSED APPEAL SCHEME LAYOUT : 13/00980/FULPP



DISMISSED APPEAL SCHEME ELEVATIONS : 13/00980/FULPP

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 Planning 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	15/00431/REV	Ward: Manor Park
Applicant:	Mr D Fisher	
Decision:	Permission Granted	
Decision Date:	18 December 2015	
Proposal:	Variation of condition 14 attached to planning permission 14/00346/COU dated 8 August 2014, in respect of change of use of offices to 2 one bedroom apartments and erection of 2 one bedroom houses with associated car parking following demolition of existing detached workshop/store buildings at rear of site, for the new development to comply with Code Level 3 for Sustainable Homes	
Address	22 Elms Road Aldershot Hampshire GU11 1LJ	

Application No	15/00659/COND	Ward: Empress
Applicant:	Arena Business Centres	
Decision:	Conditions details approved	
Decision Date:	09 December 2015	
Proposal:	Approval of details pursuant to conditions 3 (external materials), 4 (surfacing materials) and condition 5 (details of air-conditioning units) in respect of planning permission 15/00265/FULPP	
Address	Abbey House 282 Farnborough Road Farnborough Hampshire GU14 7NA	

Application No 15/00716/COND Ward: St Mark's
Applicant: Persimmon Homes Thames Valley
Decision: **Conditions complied with**
Decision Date: 16 December 2015
Proposal: Submission of details to comply with condition 2 (Code Level 3 - Sustainable Homes) in respect of 1-9 Northolt Close (Phase 6 East) attached to planning permission 14/00008/REM dated 6th March 2014
Address **Queens Gate Site Government House Road Farnborough Hampshire**

Application No 15/00722/FUL Ward: Knellwood
Applicant: TAG
Decision: **Permission Granted**
Decision Date: 17 December 2015
Proposal: Construction of ramped and stair accesses to front of building
Address **The Swan Inn 91 Farnborough Road Farnborough Hampshire GU14 6TL**

Application No 15/00749/CONDPP Ward: Empress
Applicant: Knight Frank Investment Management
Decision: **Conditions details approved**
Decision Date: 10 December 2015
Proposal: Submission of details to comply with condition 7 (contaminated land) pursuant to planning permission 15/00176/FULPP dated 23 July 2015 for the erection of an extension to existing shopping centre to provide three retail units, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping
Address **Proposed Extension To Princes Mead Westmead Farnborough Hampshire**

Application No 15/00750/CONDPP Ward: Empress

Applicant: Knight Frank Investment Management

Decision: **Conditions details approved**

Decision Date: 18 December 2015

Proposal: Submission of details to comply with condition 2 (external materials) pursuant to planning permission 15/00176/FULPP dated 23 July 2015 for the erection of an extension to existing shopping centre to provide three retail units, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping

Address **Proposed Extension To Princes Mead Westmead Farnborough Hampshire**

Application No 15/00751/CONDPP Ward: Empress

Applicant: Knight Frank Investment Management

Decision: **Conditions details approved**

Decision Date: 10 December 2015

Proposal: Submission of details to comply with condition 3 (surfacing materials) pursuant to planning permission 15/00176/FULPP dated 23 July 2015 for the erection of an extension to existing shopping centre to provide three retail units, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping

Address **Proposed Extension To Princes Mead Westmead Farnborough Hampshire**

Application No 15/00754/CONDPP Ward: Empress

Applicant: Knight Frank Investment Management

Decision: **Conditions details approved**

Decision Date: 10 December 2015

Proposal: Submission of details to comply with condition 10 (landscaping) pursuant to planning permission 15/00176/FULPP dated 23 July 2015 for the erection of an extension to existing shopping centre to provide three retail units, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping

Address **Proposed Extension To Princes Mead Westmead Farnborough Hampshire**

Application No 15/00767/CONDPP Ward: Empress

Applicant: Knight Frank Investment Management

Decision: **Conditions details approved**

Decision Date: 18 December 2015

Proposal: Submission of details to comply with condition 13 (lighting strategy) pursuant to planning permission 15/00176/FULPP dated 23 July 2015 for the erection of an extension to existing shopping centre to provide three retail units, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping

Address **Proposed Extension To Princes Mead Westmead Farnborough Hampshire**

Application No 15/00768/CONDPP Ward: Empress

Applicant: Knight Frank Investment Management

Decision: **Conditions details approved**

Decision Date: 10 December 2015

Proposal: Submission of details to comply with condition 18 (construction method statement) pursuant to planning permission 15/00176/FULPP dated 23 July 2015 for the erection of an extension to existing shopping centre to provide three retail units, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping

Address **Proposed Extension To Princes Mead Westmead Farnborough Hampshire**

Application No 15/00771/CONDPP Ward: North Town

Applicant: Mr Richard Nightingale

Decision: **Conditions details approved**

Decision Date: 18 December 2015

Proposal: Submission of details to comply, in part, with condition 21 (bin storage) attached to planning permission 13/00081/FULPP dated 28 November 2014, for the demolition of 132 flats and erection of 34 one-bed dwellings, 131 two-bed dwellings, 59 3-bed dwellings and 2 4-bed dwellings (226 in total) with associated highway works, parking, landscaping and amenity areas in respect of Phase 6a (plots 472-482 inclusive)

Address **Phase 6A North Town Redevelopment Site - Land Bounded By North Lane Deadbrook Lane And Eastern Road Aldershot Hampshire**

Application No 15/00823/COU Ward: Wellington
Applicant: Mr Michael & Mrs Lynda Austin
Decision: **Permission Granted**
Decision Date: 16 December 2015
Proposal: Change of use from offices (Use Class B1(a) to 3 one-bedroom flats
Address **153 High Street Aldershot Hampshire GU11 1TT**

Application No 15/00829/EDCPP Ward: Rowhill
Applicant: Karen Wellington
Decision: **Development is Lawful**
Decision Date: 10 December 2015
Proposal: CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE: Use of basement as a self-contained flat with private entrance and outside amenity space
Address **71 Queens Road Aldershot Hampshire GU11 3LA**

Application No 15/00830/TPOPP Ward: Manor Park
Applicant: Mr Ric Busa
Decision: **Permission Granted**
Decision Date: 13 January 2016
Proposal: One Beech (T3 of TPO 272) reduce lateral spread by no more than 2 metres and reduce crown height by no more than 2 metres. Two Oaks (T4 and T5 of TPO 272) reduce lateral growth towards building by no more than 3 metres
Address **Eggars Court St Georges Road East Aldershot Hampshire GU12 4LN**

Application No 15/00832/TPO Ward: Knellwood
Applicant: Mrs Rosalind McCain
Decision: **Permission Granted**
Decision Date: 11 December 2015
Proposal: One Oak (T18 of TPO 397) crown lift to no more than 5 metres from ground level by removing two branches overhanging garden of 40 Canterbury Road
Address **3 Penns Wood Farnborough Hampshire GU14 6RB**

Application No 15/00833/TPO Ward: St John's
Applicant: Sentinel Housing Association
Decision: **Permission Granted**
Decision Date: 09 December 2015
Proposal: One Oak (marked as T1 on plan, part of group G4 of TPO 261) reduce canopy from house by no more than 2 metres, tip reduce side laterals to re-shape crown using natural target pruning for final cuts
Address **2 Grantham Drive Farnborough Hampshire GU14 9UB**

Application No 15/00835/FUL Ward: Knellwood
Applicant: Mr Beale
Decision: **Permission Granted**
Decision Date: 11 December 2015
Proposal: Erection of an orangery to rear
Address **5 Waverley Road Farnborough Hampshire GU14 7EY**

Application No 15/00837/TPOPP Ward: Knellwood
Applicant: Mrs Penny Staniland
Decision: **Permission Granted**
Decision Date: 17 December 2015
Proposal: One Beech (T1 of TPO 310) reduce branches overhanging boundary with 1 Canterbury Gardens by no more than 3 metres and remove deadwood
Address **57 Canterbury Road Farnborough Hampshire GU14 6QP**

Application No 15/00839/TPOPP Ward: Knellwood
Applicant: Mr Stuart Manderson
Decision: **Permission Granted**
Decision Date: 17 December 2015
Proposal: One Oak (T1 of TPO 382) remove lowest three branches to give no more than 8 metres crown lift from ground level and crown reduction by no more than 2 metres
Address **8 Manor Road Farnborough Hampshire GU14 7EU**

Application No 15/00841/REVPP Ward: Cherrywood

Applicant:

Decision: **Permission Granted**

Decision Date: 21 December 2015

Proposal: Use of Unit 2A of Class B8 (Storage and Distribution) with ancillary trade counter (variation of Condition 4 (hours) attached to planning permission 12/00688/FUL dated 26th October 2012 to vary hours to allow Sunday opening)

Address **Unit 2A Hawley Trading Estate Hawley Lane Farnborough Hampshire GU14 8EH**

Application No 15/00842/TPOPP Ward: West Heath

Applicant: Mrs Mary Fittell

Decision: **Permission Granted**

Decision Date: 17 December 2015

Proposal: Remedial work to various trees (all part of TPO 359) within Vesey Close, as per attached application form

Address **Land Affected By TPO 359 Vesey Close Farnborough Hampshire**

Application No 15/00844/TPOPP Ward: Empress

Applicant: Mr Lyndon Sutcliffe

Decision: **Permission Granted**

Decision Date: 13 January 2016

Proposal: One Horse Chestnut (T17 of TPO 443A) one Beech (T18 of TPO 443A) and one Beech (T1 of TPO 312) crown thin by no more than 20% and crown reduce over extended limbs by no more than 3 metres to consolidate shape

Address **8 Empress Avenue Farnborough Hampshire GU14 8LX**

Application No 15/00845/FULPP Ward: Aldershot Park
Applicant: Mr Nehemie Nsengiyumva
Decision: **Permission Granted**
Decision Date: 23 December 2015
Proposal: Erection of a single storey rear extension
Address **9 Cedar Close Aldershot Hampshire GU12 4BD**

Application No 15/00852/FULPP Ward: North Town
Applicant: Andrew Karlsson & Laura Moreta
Decision: **Permission Granted**
Decision Date: 10 December 2015
Proposal: Erection of a first floor side extension
Address **38 Friend Avenue Aldershot Hampshire GU12 4QU**

Application No 15/00853/FULPP Ward: Wellington
Applicant: Salvation Army Trading Company Ltd
Decision: **Permission Granted**
Decision Date: 13 January 2016
Proposal: Installation of new shop front
Address **28 Union Street Aldershot Hampshire GU11 1EW**

Application No 15/00854/ADVPP Ward: Wellington
Applicant: Salvation Army Trading Company Ltd
Decision: **Permission Granted**
Decision Date: 13 January 2016
Proposal: Display of 1 non-illuminated fascia sign and 1 non-illuminated projecting sign
Address **28 Union Street Aldershot Hampshire GU11 1EW**

Application No 15/00855/FULPP Ward: Rowhill
Applicant: Mr & Mrs Clist
Decision: **Permission Granted**
Decision Date: 09 December 2015
Proposal: Erection of a two storey side and single storey rear extension
Address **40 Rowhill Avenue Aldershot Hampshire GU11 3LS**

Application No 15/00860/TPOPP Ward: Empress
Applicant: Mr Lynne Lambert
Decision: **Permission Granted**
Decision Date: 06 January 2016
Proposal: One Beech tree (part of group G10 of TPO 356) remove lowest 14 branches
Address **Heatherdale 6 Revelstoke Avenue Farnborough Hampshire GU14 8NQ**

Application No 15/00865/FUL Ward: Knellwood
Applicant: Mr B Burford
Decision: **Permission Granted**
Decision Date: 09 December 2015
Proposal: Erection of a covered walkway to front and side, a single storey rear extension and raised patio area
Address **26 Church Avenue Farnborough Hampshire GU14 7AT**

Application No 15/00868/FULPP Ward: North Town
Applicant: Mr Ron Marland
Decision: **Permission Granted**
Decision Date: 21 December 2015
Proposal: Erection of a rear first floor extension linked to main dwelling
Address **136 Holly Road Aldershot Hampshire GU12 4SG**

Application No 15/00871/TPOPP Ward: Knellwood
Applicant: Mr David Webb
Decision: **Permission Granted**
Decision Date: 06 January 2016
Proposal: Crown reduce one Beech tree in front garden (T14 of TPO 435A) back no further than the previous reduction points, crown lift over the public highway to give 5.2 metres clearance and crown thin by no more than 20%
Address **89 Salisbury Road Farnborough Hampshire GU14 7AE**

Application No 15/00872/FULPP Ward: Manor Park
Applicant: Mr & Mrs Sandhu
Decision: **Permission Granted**
Decision Date: 07 January 2016
Proposal: Addition of first floor over the existing bungalow
Address **127 Church Lane East Aldershot Hampshire GU11 3ST**

Application No 15/00880/TPO Ward: Fernhill
Applicant: First Port Property Services
Decision: **Permission Granted**
Decision Date: 04 January 2016
Proposal: One Sycamore (T1 of TPO 343) crown reduce by no more than 3 metres and remove deadwood
Address **Land Affected By TPO 343 At The Entrance To Goddards Close Farnborough Hampshire**

Application No 15/00883/TPO Ward: Empress
Applicant: Mrs K Dando
Decision: **Permission Granted**
Decision Date: 06 January 2016
Proposal: One Oak (part of group G18 of TPO 444A) crown lift to give no more than 3 metres clearance from garage
Address **31 Leopold Avenue Farnborough Hampshire GU14 8NL**

Application No 15/00884/TPOPP Ward: Cove And Southwood
Applicant: Mr & Mrs Price
Decision: **Permission Granted**
Decision Date: 13 January 2016
Proposal: One Oak (T4 of TPO 245) over hanging rear garden of 27 Highfield Road , remove one limb at approximately 6 metres over hanging rear garden to approximately 0.5 metres from main trunk, limb splits into three approximately 1.5 metres from main trunk. Remove one branch on left of limb overhanging garden, remove one limb approximately 2.5 metres above large limb. This limb divides into two branches approximately 1 metre from trunk, remove dead limb on left hand side□
Address **Meadow Court Anchor Meadow Farnborough Hampshire GU14 0HU**

Application No 15/00885/TPO Ward: Knellwood
Applicant: Mrs Jean Bellamy
Decision: **Permission Refused**
Decision Date: 22 December 2015
Proposal: Fell one Sweet Chestnut tree (T16 of TPO 433)
Address **Skellgarth 4 The Crescent Farnborough Hampshire GU14 7AH**

Application No 15/00886/CONDPP Ward: Empress
Applicant: The Imperial Arms Ltd
Decision: **Conditions details approved**
Decision Date: 20 January 2016
Proposal: Submission of details to comply with conditions 2 (external materials), 3 (surfacing materials), 4 (levels), 7 (boundary treatment), 10 (obscure glazing plot 1), 11 (obscure glazing plot 4), 13 (construction method statement), 14 (landscaping), 17 (contaminated land report), 19 (SUDS) and 20 (sustainable construction plots 1 and 2 and energy efficiency plots 3 and 4) attached to planning permission 15/00118/FULPP dated 13 May 2015 in respect of the demolition of link and change of use of former Public House to provide two dwellings (1 x three bedroom and 1 x two bedroom), together with erection of one pair of semi-detached 3 bedroom dwellings with associated access, car parking and car ports.
Address **Imperial Arms 12 Farnborough Street Farnborough Hampshire GU14 8AG**

Application No 15/00887/PDC Ward: Manor Park
Applicant: Mr D Beal
Decision: **Development is Lawful**
Decision Date: 09 December 2015
Proposal: Certificate of Lawfulness for Proposed Development: Formation of hip to gable roof, dormer window within rear roof elevation and roof light within in front roof elevation
Address **69 Jubilee Road Aldershot Hampshire GU11 3QD**

Application No 15/00889/REXPD Ward: Rowhill
Applicant: Mrs N. Ballard
Decision: **Prior approval is NOT required**
Decision Date: 09 December 2015
Proposal: Erection of conservatory to rear measuring 3.5 metres from the original rear wall, 2.1 metres to the eaves and 3.11 metres overall height
Address **1 Warrington Mews Aldershot Hampshire GU11 3BP**

Application No 15/00890/REV Ward: Manor Park
Applicant: Mr Anderw Burford
Decision: **Permission Granted**
Decision Date: 08 December 2015
Proposal: Variation of Condition 12 attached to planning permission 93/00627/FUL dated 20 January 1994 (for the erection of 58 dwellings) to allow the conversion of the existing integral garage to a habitable room
Address **6 Verge Walk Aldershot Hampshire GU11 3TG**

Application No 15/00893/FULPP Ward: St Mark's
Applicant: Mr & Mrs G Fletcher
Decision: **Permission Granted**
Decision Date: 10 December 2015
Proposal: Erection of single storey side and rear extension following demolition of existing conservatory.
Address **57 Netley Street Farnborough Hampshire GU14 6AT**

Application No 15/00899/FULPP Ward: North Town

Applicant: Mrs J Mairs

Decision: **Permission Granted**

Decision Date: 14 December 2015

Proposal: Erection of rear conservatory

Address **24 Roberts Road Aldershot Hampshire GU12 4RD**

Application No 15/00901/REV Ward: Cove And Southwood

Applicant: Mr Stuart Wyeth

Decision: **Permission Granted**

Decision Date: 10 December 2015

Proposal: Relief of condition 17 of planning permission RSH 03494/4 dated 3rd December 1986 for the erection of 51 dwellings to allow the conversion of garage to a habitable room. Erection of part 2 storey rear extension, first floor side extension and roof lights to front

Address **27 The Copse Farnborough Hampshire GU14 0QD**

Application No 15/00903/REXPD Ward: West Heath

Applicant: Mr M Page

Decision: **Prior Approval Required and Refused**

Decision Date: 16 December 2015

Proposal: Erection of a single storey rear extension from the rear of an existing extension measuring 2.82 metres deep (6 metres in total from original rear wall of house) x 3metres high to eaves and 3 metres overall height

Address **31 West Heath Road Farnborough Hampshire GU14 8QR**

Application No 15/00905/REV Ward: St John's

Applicant: Mr B Dixon

Decision: **Permission Granted**

Decision Date: 11 December 2015

Proposal: Relief of condition 11 of planning permission 03/00520/FUL dated 22nd March 2004 for the erection of 77 dwelling and associated infrastructure to allow the conversion of the garage to a habitable room

Address **12 Rindle Close Farnborough Hampshire GU14 9GX**

Application No 15/00906/REV Ward: Manor Park
Applicant: Mr Chris Kane
Decision: **Permission Granted**
Decision Date: 16 December 2015
Proposal: Variation of condition 21 attached to planning permission 03/00240/FUL dated 12 June 2002 (for the erection of 124 dwellings) to allow the erection of a conservatory to rear
Address **65 Campbell Fields Aldershot Hampshire GU11 3TZ**

Application No 15/00907/FULPP Ward: St John's
Applicant: Mr J Musgrave
Decision: **Permission Granted**
Decision Date: 16 December 2015
Proposal: Erection of a conservatory to rear
Address **14 Herbs End Farnborough Hampshire GU14 9YD**

Application No 15/00909/FULPP Ward: West Heath
Applicant: Mr Derrick Doyle
Decision: **Permission Granted**
Decision Date: 15 December 2015
Proposal: Erection of single storey rear extension with part canopy.
Address **153 Cheyne Way Farnborough Hampshire GU14 8SD**

Application No 15/00911/FUL Ward: Empress
Applicant: Mrs Hall
Decision: **Permission Granted**
Decision Date: 14 December 2015
Proposal: Erection of part two storey side and part first floor rear extension and front porch
Address **109 Highgate Lane Farnborough Hampshire GU14 8AA**

Application No 15/00912/FULPP Ward: St Mark's
Applicant: Mrs Karen Wrenn
Decision: **Permission Granted**
Decision Date: 24 December 2015
Proposal: Demolition of the conservatory and out building and erection of a single storey rear extension
Address **18 Morris Road Farnborough Hampshire GU14 6HL**

Application No 15/00913/FULPP Ward: North Town
Applicant: Mrs C Stephens
Decision: **Permission Granted**
Decision Date: 13 January 2016
Proposal: Erection of a single storey side and rear extension
Address **1 Calvert Close Aldershot Hampshire GU12 4QX**

Application No 15/00914/FUL Ward: West Heath
Applicant: Mr Harbour
Decision: **Permission Granted**
Decision Date: 18 December 2015
Proposal: Erection of a two storey side extension with canopy to front
Address **13 Riverside Close Farnborough Hampshire GU14 8QT**

Application No 15/00917/FUL Ward: Fernhill
Applicant: Mr Juned Miah
Decision: **Permission Refused**
Decision Date: 15 January 2016
Proposal: Erection of first floor rear extension to provide additional staff accommodation comprising 3 bedrooms, kitchen, bathroom and living area
Address **328 Fernhill Road Farnborough Hampshire GU14 9EF**

Application No 15/00918/REXPD Ward: Fernhill
Applicant: Mr L Clarke
Decision: **Prior approval is NOT required**
Decision Date: 18 December 2015
Proposal: Erection of a single storey rear extension measuring 4.2 metres from the original rear wall of the property x 3.3 metres to the eaves and 3.9 metres overall height
Address **8 Cheviot Close Farnborough Hampshire GU14 9HS**

Application No 15/00919/REVPP Ward: Cherrywood
Applicant: Chancerygate (Frimley) Ltd
Decision: **Permission Granted**
Decision Date: 04 January 2016
Proposal: Variation of Condition No.14 (measures to minimise noise emissions) of planning permission 14/00572/FUL dated 24 October 2014 to substitute alternative condition wording
Address **Land At 72 Hawley Lane Farnborough Hampshire**

Application No 15/00921/FUL Ward: St Mark's
Applicant: Mr P Szebeni
Decision: **Permission Granted**
Decision Date: 21 December 2015
Proposal: Replacement of four wooden sliding sash windows at first floor level on front elevation and three windows on the rear elevation with UPVC sliding sash windows
Address **Ady House 4A Alexandra Road Farnborough Hampshire GU14 6DA**

Application No 15/00922/FULPP Ward: Knellwood
Applicant: Mr MICHAEL DILLON
Decision: **Permission Granted**
Decision Date: 22 December 2015
Proposal: Erection of first floor rear and single storey rear and front extensions
Address **105 Sycamore Road Farnborough Hampshire GU14 6RE**

Application No 15/00923/COND Ward: St Mark's
Applicant: Aquinna Homes Plc
Decision: **Conditions details approved**
Decision Date: 17 December 2015
Proposal: Submission of details pursuant to Condition No.14 (validation of site remediation) of planning permission 14/00241/FULPP dated 12 June 2014
Address **13 - 27 South Street Farnborough Hampshire**

Application No 15/00926/FULPP Ward: St Mark's
Applicant: Mr P Welland
Decision: **Permission Granted**
Decision Date: 05 January 2016
Proposal: Erection of a two storey rear extension
Address **92 Park Road Farnborough Hampshire GU14 6LT**

Application No 15/00927/TPO Ward: Knellwood
Applicant: Mrs Miller
Decision: **Permission Granted**
Decision Date: 15 January 2016
Proposal: One Oak (T4 of TPO 345) crown lift to no more than 6 metres from ground level and crown reduce to give no more than 3 metres clearance from house
Address **Birchway 15 Waverley Road Farnborough Hampshire GU14 7EY**

Application No 15/00929/FUL Ward: Knellwood
Applicant: Mr Nick Parry
Decision: **Permission Granted**
Decision Date: 24 December 2015
Proposal: Erection of a two storey side extension and single storey rear extension
Address **Wedgewood 141 Sycamore Road Farnborough Hampshire GU14 6RE**

Application No 15/00934/FUL Ward: St Mark's
Applicant: Mr And Mrs Wilcox
Decision: **Permission Granted**
Decision Date: 24 December 2015
Proposal: Replacement porch
Address **Kenfield 5 Reading Road Farnborough Hampshire GU14 6NA**

Application No 15/00935/REXPD Ward: Cove And Southwood
Applicant: Mrs J Hughes
Decision: **Prior approval is NOT required**
Decision Date: 24 December 2015
Proposal: Erection of a rear conservatory measuring 3.9 metres from the original rear wall of the property x 2.1 metres to the eaves and 3.1 metres overall height
Address **32 Ambleside Close Farnborough Hampshire GU14 0LA**

Application No 15/00936/NMA Ward: Empress
Applicant: Fishron Farnborough Limited
Decision: **Permission Granted**
Decision Date: 07 January 2016
Proposal: NON-MATERIAL AMENDMENT: Amendment to design of proposed building approved by Planning Permission 13/00306/FULPP dated 16 October 2013 to delete recessed balcony areas on rear elevation into the interior of the flats to be replaced with juliet railings and full height window openings flush with rear main wall of proposed building
Address **Development Site At 27 And Adjacent Land Victoria Road Farnborough Hampshire**

Application No 15/00937/FULPP Ward: Fernhill
Applicant:
Decision: **Permission Granted**
Decision Date: 11 January 2016
Proposal: Installation of external coldrooms in rear yard area with access ramp and armco barrier
Address **318 - 320 Fernhill Road Farnborough Hampshire GU14 9EF**

Application No 15/00939/FULPP Ward: Knellwood
Applicant: Mr Andrew Harrison
Decision: **Permission Granted**
Decision Date: 07 January 2016
Proposal: Erection of a two storey side extension
Address **4 Douai Close Farnborough Hampshire GU14 7DE**

Application No 15/00945/FULPP Ward: Fernhill
Applicant: Mr M Slaats
Decision: **Permission Granted**
Decision Date: 06 January 2016
Proposal: Erection of a single storey front extension
Address **26 Henley Close Farnborough Hampshire GU14 9HE**

Application No 15/00946/FULPP Ward: Manor Park
Applicant: Mr & Mrs S Zebaida
Decision: **Permission Granted**
Decision Date: 04 January 2016
Proposal: Erection of single storey side and rear extensions (after demolition of existing side extension) and porch to front
Address **100 Church Lane East Aldershot Hampshire GU11 3HN**

Application No 15/00949/CONDPP Ward: Cove And Southwood
Applicant: ABL Homes
Decision: **Conditions details approved**
Decision Date: 17 December 2015
Proposal: Submission of details pursuant to Condition No.1 (energy performance standards) of planning permission 15/00530/REVPP dated 2 November 2015
Address **56 - 58 Hazel Avenue Farnborough Hampshire**

Application No 15/00950/PDCPP Ward: Cove And Southwood
Applicant: Mr Keith De Bruyn
Decision: **Development is Lawful**
Decision Date: 11 January 2016
Proposal: Certificate of Lawfulness for Proposed Development: Erection of a single storey rear extension
Address **68 Hazel Avenue Farnborough Hampshire GU14 0DW**

Application No 15/00951/REVPP Ward: St Mark's
Applicant: Aspire Defence Capital Works
Decision: **Permission Granted**
Decision Date: 07 January 2016
Proposal: Variation of Condition No.1 of planning permission 09/00637/EXTPP dated 22 December 2009 to allow extension of temporary consent for retention of single-storey main office building, four storage portacabins, a shower block and cyclist and changing facilities until the practical completion of the development/re-development works associated with the Army Basing Programme within the Aldershot Military Town area
Address **Aspire House Princes Avenue Aldershot Hampshire GU11 2LF**

Application No 15/00955/REV Ward: Cherrywood
Applicant: Radical Supplies Ltd.
Decision: **Permission Granted**
Decision Date: 11 January 2016
Proposal: Variation of Condition No.25 of planning permission 14/00572/FUL dated 24 October 2014 to allow installation of additional 211 square metres of mezzanine floorspace in Unit 6 for ancillary storage purposes only
Address **6 Chancerygate Way Farnborough Hampshire GU14 8FF**

Application No 15/00956/FUL Ward: Fernhill
Applicant: Mr T Wright
Decision: **Permission Granted**
Decision Date: 08 January 2016
Proposal: Erection of a single storey side extension
Address **3 Rowans Close Farnborough Hampshire GU14 9EJ**

Application No 15/00957/NMA Ward: Wellington
Applicant: Pinecraft Development Ltd
Decision: **Permission Granted**
Decision Date: 08 January 2016
Proposal: Non material amendment to allow for the adjustment of position of rear wall above ground level
Address **Europa House 2E Arthur Street Aldershot Hampshire GU11 1HL**

Application No 15/00958/COU Ward: Knellwood
Applicant: Mr Driss Naffati
Decision: **Permission Granted**
Decision Date: 20 January 2016
Proposal: Change of use from retail (Use Class A1) to mixed cafe and hot food takeaway (Use Classes A3 & A5) with home delivery service
Address **70 Farnborough Road Farnborough Hampshire GU14 6TH**

Application No 15/00978/FUL Ward: North Town
Applicant: Mr Jim Smith
Decision: **Permission Granted**
Decision Date: 13 January 2016
Proposal: Erection of a top and lower platform and installation of an external electric stair lift
Address **22 St Augustines Close Aldershot Hampshire GU12 4SF**

Application No 15/00989/FUL Ward: Knellwood
Applicant: Mr J Maguire
Decision: **Permission Granted**
Decision Date: 22 January 2016
Proposal: External alterations and erection of a single storey front extension
Address **170 Sycamore Road Farnborough Hampshire GU14 6RG**

Application No 15/00990/REXPD Ward: Aldershot Park
Applicant: Jo Goolding
Decision: **Prior approval is NOT required**
Decision Date: 13 January 2016
Proposal: Erection of a single storey rear extension measuring 2.6 metres to the eaves, 3.7 metres overall height and 5.5 metres deep from the original rear wall of the house
Address **15 Guildford Road Aldershot Hampshire GU12 4BN**

Application No 15/00992/PRIORPP Ward: Cove And Southwood
Applicant: Legal & General Property Partners (Life F
Decision: **Prior Approval Required and Granted**
Decision Date: 20 January 2016
Proposal: PRIOR APPROVAL : Demolition of six existing office buildings and decked car park
Address **The Crescent Southwood Business Park Summit Avenue Farnborough Hampshire**

Application No 16/00012/SCREEN Ward: St Mark's
Applicant: Royal London Mutual Insurance Society Li
Decision: **Environmental Assessment Not Required**
Decision Date: 22 January 2016
Proposal: Development of 14,489sqm (GIA) of industrial/warehouse units with ancillary offices within B1c/B2 and/or B8 Use Classes with associated car/cycle parking, service areas and landscaping
Address **Land At Dingley Way Farnborough Hampshire**

Application No 16/00034/NMA Ward: St Mark's
Applicant: Mr Mark Shackleton
Decision: **Permission Granted**
Decision Date: 20 January 2016
Proposal: Non material amendment to planning application 15/00726/FULPP dated 04 November 2015 to allow enlargement and repositioning of kitchen window along with the repositioning of bifold doors
Address **11 Closeworth Road Farnborough Hampshire GU14 6JH**

**Planning (Development Management) summary report for the quarter
October-December 2015**

1. Introduction

1.1 The purpose of this report is to update Members on the position with respect to achieving the Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1 October to 31 December 2015.

2. Planning Applications

2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the first quarter of the year. We are required to provide the government with these statistics although it should be noted that they relate solely to the above categories and do not include householder applications, certificates of lawfulness and other types of application which constitute a significant percentage of those determined as part of the Development Management workload. Attention is drawn to the graph and figures set out at 3.4 below which records performance in respect of householder applications.

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

2014/2015	Applications in quarter	Oct/Dec 2015	Government Target
83.7%	13	100%	60%

Minor (Non householder) Applications determined within 8 weeks

2014/2015	Applications in quarter	Oct/Dec 2015	Government Target
89.5%	39	73.6%	65%

'Other' Applications determined within 8 weeks

2014/2015	Applications in quarter	Oct/Dec 2015	Government Target
97.1%	69	98.5%	80%

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

2014/2015 Total	Government Target	Oct/Dec 2015	Appeal Decisions
20.66%	40% max	40%	5

3. Workload

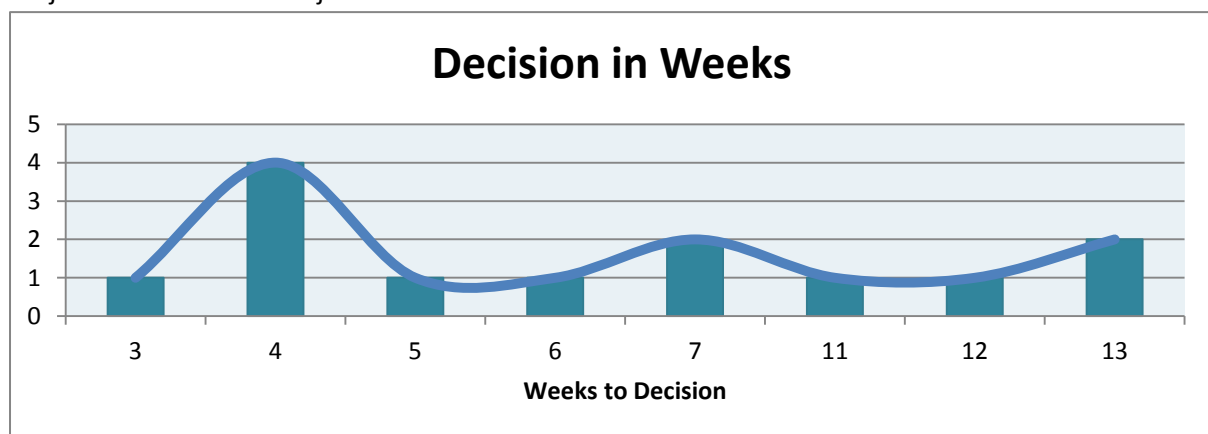
3.1 This section deals with workload demand on the Development Management Section in the past three months.

Departmental Work Demand Oct-Dec 2015

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
232	186	2556	260	2

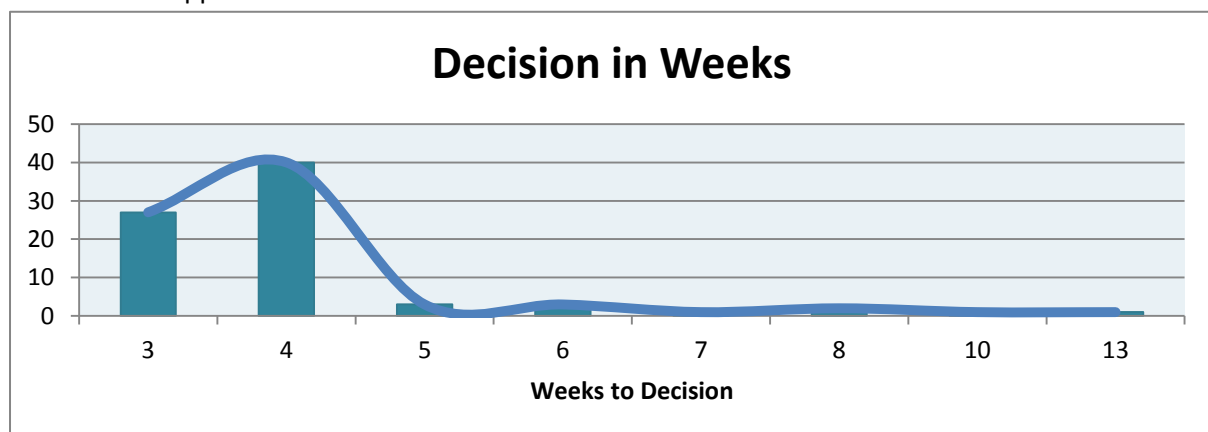
3.2 The following graphs present the time period being taken to determine different types of application.

Major and Small-scale majors Total 13



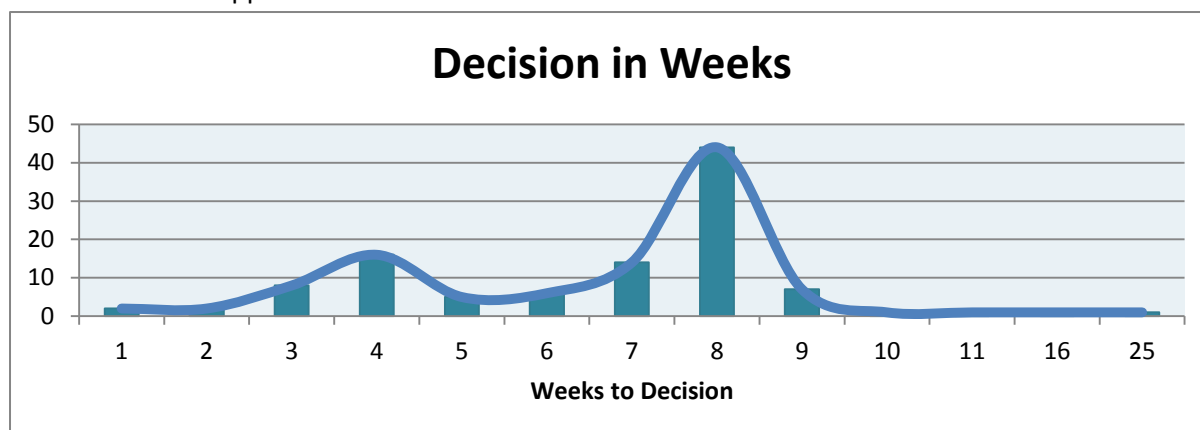
3.3 This graph shows that all of the 13 major applications determined in this quarter received decisions inside the 13 week statutory date.

Householder applications Total 78



3.4 This second graph shows continued success in determining householder applications in the third and fourth weeks after their validation date. 97% (all but two of the 78) of these applications were determined within 8 weeks and 86% (67 of the 78) were determined within 4 weeks.

Minor and Other applications Total 108



3.5 This third graph illustrates the determination times for minor and other applications. The 'week 8 peak' is still significant.

4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £188,774.00 (some £123,000 higher than in the previous quarter)

5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations.

Section 106 contributions received	Oct/Dec 2015
Contributions received (Rushmoor and Hampshire) apportioned as set out below	£179,073.73
Open Space (specific projects set out in agreements)	£34,809.55
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £52,130.00 b) £96,567.22 c) £0
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland	a) £5,706.29 b) £6,715.22 c) £0 d) £17,955.00
Transport (specific projects set out in agreements)*	£*

*Contributions relating to the Hawley Meadows SANG. SAMM contributions and Transport are paid to Hampshire County Council.

16 new undertakings/legal agreements were signed in the period October to December 2015.

6. Comment on workload for this quarter

- 6.1 From the available data, the indication is that demand in terms of application numbers remains stable. During this third reporting quarter, the downward trend in planning fee income has been reversed and receipts for the whole financial year are likely to meet and possibly exceed those anticipated in the budget. This reflects the ever present unpredictability of demand, particularly in the timing of major application submissions.

7. Wellesley

- 7.1 First occupation of the Aldershot Urban Extension Wellesley project occurred at Christmas with the occupation of the first two residential units in Maida Zone (A). Properties fronting Queen's Avenue now largely completed together with associated highway. The key applications currently under consideration this quarter are planning and associated listed building consent applications relating to residential conversion and renovation of the Cambridge Military Hospital (CMH) and Louise Margaret Hospital/ Nurses Residence (LMH). The proposals will provide 74 units and 42 units respectively with a small element of commercial/community space proposed at the CMH.

Pre-application advice is being provided in relation to McGrigor Zone (D) and Corunna Zone B. A Regulation 3 planning application for the AUE Western School is expected shortly which will be submitted and considered by HCC. RBC has provided pre-application advice in relation to the design of the school and associated Design Brief for School End Zone (I) as required by the AUE s106 legal agreement. RBC will be a consultee in respect of the Regulation 3 application.

8. Recommendation

- 8.1 That the report be NOTED

Keith Holland
Head of Planning
Contact: John W Thorne 01252 398791

BACKGROUND PAPERS: There are no background papers.

Appeals Progress Report

1. New appeals

- 1.1 An appeal has been received in respect of the service of an Enforcement Notice alleging the change of use from storage and distribution to an 18-bedroom house in multiple occupation comprised of 12 bed-sitting rooms and six rooms with shared facilities at **The Old Warehouse, Star Yard, Victoria Road, Aldershot**. This appeal is to be dealt with by means of the written procedure.
- 1.2 An appeal has been received in respect of the service of an Enforcement Notice alleging the unauthorised change of use of the first floor to 7 bedroomed house in multiple occupation at first floor level and 6 self-contained studio flats at the rear part of the building at **The former Beehive Public House, 264 High Street, Aldershot**. This appeal is to be dealt with by means of the Public Inquiry procedure.
- 1.3 In 2009 planning permission, 09/00016/COU, was granted for the erection of a two storey rear extension to facilitate the change of use of the building from community home to 3 two bedroom and 2 one bedroom flats at **14 Church Circle, Farnborough**. The submitted application form clearly stated that the existing windows were “single glazed timber sash” with the new windows proposed “to match existing style and appearance. UPVC windows were subsequently installed. In May 2015 the Development Management Committee authorised enforcement action to be taken to require the replacement of the unauthorised UPVC windows with timber sliding sash windows with a period of 6 months for compliance. The enforcement notice was duly served and an appeal has recently been received in respect of the service of this notice. This appeal is to be dealt with by means of the written procedure.

2. Updates on Current Appeals

- 2.1 Demolition of public house/restaurant building and erection of one 5 storey, and one 6 storey building to provide 25 one-bedroom and 37 two-bedroom flats (62 dwelling units in total), community/arts/food and drink facility, public plazas, parking at lower ground floor level with revised access arrangements and associated highways and improved pedestrian access works at **The Ham and Blackbird, 281 Farnborough Road, Farnborough** (14/00706/FULPP).
- 2.2 The Hearing in respect of this appeal was commenced on 9 December 2015.

However following the exchange of submissions, the Inspector has adjourned the Hearing to resume on 25 February 2016. This is to allow time for the appellants to discuss possible solutions to overcome the highways objections to the scheme with Hampshire Highways Development Planning.

3. Recommendation

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

Keith Holland
Head of Planning