



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 27th April, 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, 27th April, 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

19th April, 2016

Enquiries regarding this Agenda should be referred to Lauren Harvey,
Administrative Assistant, Democratic Services (Tel: (01252) 398827 or e-mail:
lauren.harvey@rushmoor.gov.uk)

A full copy of this agenda can be found at the following website:
<http://www.rushmoor.gov.uk/8921>

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 30th March, 2016 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1613 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 January – March 2016 and for the financial year 2015 – 2016.**

To receive the Head of Planning's Report No. PLN1615 (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 January to 31st March 2016 and 1st April to 31st March 2016.

5. **Appeals progress report –**

To receive the Head of Planning's Report No. PLN1616 (copy attached) on the progress of recent planning appeals.

**Index to Development Management Committee Agenda
27th April 2016
Report No. PLN1613**

| 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 | 25 |
| 2 | 15/00898/REMPP | Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot | For Information | 25 |
| 3 | 15/00930/LBC2PP | Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot | For Information | 26 |
| 4 | 15/00931/LBC2PP | Zone C - Cambridge Military Hospital Aldershot Urban Extension Alisons Road Aldershot | For Information | 26 |
| 5 | 16/00027/FUL | ASDA Westmead Farnborough | For Information | 26 |
| 6 | 16/00133/REMPP | Zone E - Gunhill Aldershot Urban Extension Alisons Road Aldershot | Grant | 28 |
| 7 | 16/00007/FULPP | Land At Dingley Way Farnborough | Grant | 58 |
| 8 | 16/00165/FULPP | 10 Queens Road Farnborough | Refuse | 87 |
| 9 | 15/00925/FUL | Sarah Way, Farnborough | Grant | 100 |

Development Management Committee
27th April 2016

Head of Planning

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 |
|-----------------|--------------------------|---------------------|--------|
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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 30th March, 2016 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 | a 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)

An apology for absence was submitted on behalf of Cr. C.P. Grattan.

Cr. P.F. Rust attended as standing deputy in place of Cr. C.P. Grattan.

82. DECLARATION OF INTEREST –

Having regard to the Members' Code of Conduct, the following
declaration of interest was made. The Member with a disclosable pecuniary
interest left the meeting during the debate on the relevant agenda item:

| Member | Application No. and Address | Interest | Reason |
|--------------------|--|-----------------|--|
| Cr. B.A. Thomas | 15/00049/FULPP (The Queen's Head, 97 North Lane, Aldershot) | Prejudicial | Ran a public house close to the application premises. |
| Cr. B.A. Thomas | 16/00097/FUL (St Joseph's Roman Catholic Primary School, Bridge Road, Aldershot) | Prejudicial | Proximity of home to the site. |

83. **MINUTES –**

The Minutes of the Meeting held on 2nd March, 2016 were approved and signed by the Chairman.

84. **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 to the following application set out in Appendix “A” attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:
 - * 16/00097/FUL (St Joseph’s Roman Catholic Primary School, Bridge Road, 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. PLN1610, be noted;
- (iii) the following application be determined by the Head of Planning, in consultation with the Chairman:
 - * 16/00049/FULPP (The Queen’s Head, 97 North Lane, Aldershot);
 - 15/00925/FULPP (Land Off Sarah Way, To The Rear Of 49-51 Victoria Road, Farnborough); and
- (iv) the current position with regard to the following applications be noted pending consideration at a future meeting:
 - 15/00897/REMPP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);
 - 15/00898/REMPP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);
 - 15/00930/LBC2PP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);
 - 15/00931/LBC2PP (Zone C – Cambridge Military Hospital, Aldershot Urban Extension, Alisons Road, Aldershot);

| | |
|----------------|--|
| 16/00007/FULPP | (Land at Dingley Way, Farnborough); and |
| 16/00027/FUL | (Asda, Westmead, Farnborough); |
| 16/00133/REMPP | (Zone E – Gunhill, Aldershot Urban Extension, Alisons Road, Aldershot). |

* The Head of Planning’s Report No. PLN1610 in respect of these applications was amended at the meeting.

85. REPRESENTATIONS BY THE PUBLIC –

In accordance with the guidelines for public participation at meetings, the following representation was made to the Committee and was duly considered before a decision was reached:

| Application No. | Address | Representation | In support of or against the application |
|------------------------|--|-----------------------|---|
| 16/00049/FULPP | (The Queen’s Head, 97 North Lane, Aldershot) | Mr. J. Coll | Against |
| | | Ms. R. Haines | In support |

86. APPLICATION NO. 16/00049/FULPP – THE QUEEN’S HEAD, 97 NORTH LANE, ALDERSHOT –

The Committee received the Head of Planning’s Report No. PLN1610 (as amended at the meeting) regarding the demolition of the existing public house and re-development of the site with two pairs of 2-bedroom semi-detached houses on road frontage with new access between leading to a pair of 3-bedroom semi-detached houses at the rear of the site (6 new dwellings in total), together with detached garages, parking spaces, turning area and associated landscaping.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act, 1990 by 4th April, 2016 to secure appropriate financial contributions towards open space and Special Protection Area mitigation, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission, subject to the conditions and informatives, as amended at the meeting, set out in the Head of Planning’s Report No. PLN1610; however

- (ii) in the event that a satisfactory Section 106 agreement is not received by 4th April, 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 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 Policies CP11 and CP13.

87. APPLICATION NO. 15/00925/FULPP – LAND OFF SARAH WAY, TO THE REAR OF 49-51 VICTORIA ROAD, FARNBOROUGH –

The Committee received the Head of Planning's Report No. PLN1610 regarding the redevelopment of an existing 'surplus' car park to provide 1-apartments (4 one bed and 6 two bedroom) with associated car and cycle parking, landscaping, amenity space, bin storage and vehicular access from Sarah Way.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 18th April, 2016 to secure financial contributions towards Special Protection Area mitigation and open space, the Head of Planning in consultation with the Chairman be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1610; however;
- (ii) in the event that a satisfactory Section 106 Agreement is not received by 18th April, 2016, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011 and to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy contrary to Policy CP13 of the Rushmoor Core Strategy.

88. APPEALS PROGRESS REPORT –

The Committee received the Head of Planning's Report No. PLN1611 concerning the following appeal updates:

| Application No. | Description |
|------------------------|--|
| -- | Against the Council's decision to serve an Enforcement Notice alleging the unauthorised change of use of the first floor to a 7 bedroom house in multiple occupation and 6 self-contained studio flats in the rear part of the building at The former Beehive Public House, 264 High Street, Aldershot. The appeal was set to be dealt with by means of the Public Inquiry procedure as the submitted grounds of appeal included Ground (d), this being a 'legal' ground of appeal requiring witnesses to be cross-examined under oath. Subsequently, notification was received from The Planning Inspectorate that ground (d) had been withdrawn by the appellant and that the appeal will now proceed by way of the written procedure. |
| -- | Against the Council's decision to serve 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 also to be dealt with by means of written procedure. |

RESOLVED: That

- (i) the Head of Planning's Report No. PLN1609 be noted; and
- (ii) the Solicitor to the Council be authorised to enter into bilateral agreements under Section 106 of the Town and Country Planning Act, 1990, in respect of the appeal developments at the former Beehive Public House, 264 High Street, Aldershot and The Old Warehouse, Star Yard, Victoria Road, Aldershot.

The Meeting closed at 7.49 p.m.

G.B. LYON
CHAIRMAN

**Development Management Committee
30th March 2016**

Appendix "A"

Application No. & Date Valid: **16/00049/FULPP** **20th January 2016**

Proposal: Demolition of existing public house and re-development of site with two pairs of 2-bedroom semi-detached houses on road frontage with new access between leading to a pair of 3-bedroom semi-detached houses at rear of site (6 new dwellings in total), together with detached garages, parking spaces, turning area and associated landscaping (re-submission of planning application 15/00475/FULPP refused 18 September 2015) at **The Queens Head 97 North Lane Aldershot Hampshire**

Applicant: Mr G J & Mrs A Boulden

Conditions: 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 – LJS Architects Drawing Nos.A546/501A, -/510A, -/511A, -/512, -/515A, -/516A, -/517A, and -/518A; Martin J Harvey Drawing Nos.L6-02-01 and L6-02-02; and Ian Keen Ltd. Drawing Nos.8784/01 and 8784/02 Rev.A.

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 The development hereby approved shall be undertaken in accordance with the details of the existing and proposed ground levels shown on approved plan Martin J Harvey Drawing No.L6-02-01.

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. 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) 2015, (or any Order revoking and re-enacting that Order), no development falling within Classes, A, B, and C 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.

- 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 size and 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 (including the garage parking spaces) 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 construction works shall be commenced on site until the proposed improvements to the vehicular access to the site and unobstructed sight-lines have been implemented in full as shown on the plans hereby approved. The works so undertaken and sight-lines provided 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 the details that are hereby approved with the application. 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 dwellings hereby permitted shall be fitted with fixed obscure glass which shall be installed prior to the first occupation of the development and retained thereafter at all times.

Reason – To accord with the proposals as submitted and in the interests of amenity and privacy of neighbouring properties.

- 20 Measures to incorporate Sustainable Drainage Systems (SUDS) into the new built development hereby approved shall be undertaken in accordance with the measures set out in the submitted Martin J Harvey Surface Water Drainage Strategy Report dated

June 2015 hereby approved. These works 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.*

Application No. & Date Valid: 16/00097/FUL

3rd February 2016

Proposal: Erection of detached early years classroom building with toilets and group rooms at **St Josephs Roman Catholic Primary School Bridge Road Aldershot Hampshire**

Applicant: Mr Bill James

- 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 The permission hereby granted shall be carried out in accordance with the following approved drawings -

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

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

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

- 4 No development, including demolition works, shall start on site until an Arboricultural Method Statement (AMS)/and scheme of arboricultural supervision detailing low impact methods of construction and other tree protection measures within any tree protection area has been submitted to and approved in writing by The Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved.

Reason - To ensure the amenity value of the tree(s) and shrubs in the vicinity of the development is maintained.*

- 5 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.*

- 6 Prior to the commencement of development details of measures to incorporate Sustainable Drainage Systems (SUDS) into the development or suitable alternative drainage strategy 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 and retained in perpetuity.

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

**Application No. 15/00925/FULPP
& Date Valid:**

28th November 2015

Proposal: Redevelopment of existing 'surplus' car park to provide 10 apartments (4 one bed and 6 two bedroom) with associated car and cycle parking, landscaping, amenity space, bin storage and vehicular access from Sarah Way at **Land Off Sarah Way, To The Rear Of 49-51 Victoria Road Farnborough Hampshire**

Applicant: Farnborough JV LP

Conditions: 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 Notwithstanding any details submitted with the application, 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/parking areas 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 The development shall be completed and retained

in accordance with the levels shown on the approved plans.

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

- 5 The building shall not be occupied 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. The development shall be completed prior to first occupation and thereafter retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

- 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 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) a programme of construction work;
- ii) the provision of facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) access and egress for plant and deliveries;
- v) protection of pedestrian routes and boundaries with adjoining land/buildings during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- vii) controls over dust, noise and vibration during the construction period; and
- viii) provision for storage, collection and disposal of rubbish from the development during the construction period

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.*

- 8 The landscaping scheme as shown on drawing number L800 rev P3 shall be implemented in full prior to the first occupation of any part of the development or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting 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 and in the interests of biodiversity

- 9 No dwelling shall be occupied until the off-street parking facilities shown on the approved plans relevant to that dwelling 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) and, in the interests of clarity, not used for the storage of caravans, boats or trailers .

*

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

- 10 No part of the development hereby approved shall be used or occupied until the means of vehicular access onto Sarah Way has been made available for use.

Reason - To ensure adequate means of access is available to the development.

- 11 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

- 12 Prior to the commencement of development, and notwithstanding any details submitted with the application, a detailed Sustainable Drainage Systems (SUDS) strategy 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 that part of the development to which they relate and retained in perpetuity.

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

- 13 Prior to the commencement of development, and notwithstanding any details submitted with the application, details of measures to achieve the energy performance standards in accordance with Code Level 4 for Sustainable Homes or equivalent 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 plot to which they relate and retained in perpetuity.

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

- 14 Notwithstanding the provisions of condition 9 above, the parking spaces shown on the approved plans shall be provided in accordance with a plan which shows car parking spaces allocated to individual properties which shall be submitted to the Local Planning Authority for approval prior to first occupation of the development and once approved shall be retained as such.

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

- 15 No works shall start on site until details of communal aerial/satellite facilities for the development have been submitted to and approved in writing by the Local Planning Authority. The approved system shall then be installed and made operational before the relevant dwellings are occupied. *

Reason - In the interests of the visual amenity of the area.

- 16 The refuse and cycle storage areas as shown on the approved plans shall be provided prior to the occupation of any part of the development and thereafter retained for their designated purpose.

Reason - To promote sustainable transport choices and to meet the functional requirements of the development.

- 17 The secondary bedroom windows in the side elevation serving flats 6 and 7 shall be completed in obscure glazing and thereafter retained.

Reason – To safeguard an appropriate level of privacy to adjoining residents at Pipers Patch

- 18 The permission hereby granted shall be carried out in accordance with the following approved drawings - 4401_A_L522_P4, L523_P3, L530_P6, L531_P5, L100 rev P5, L800 rev P3 and A368 rev A

Reason - To ensure the development is implemented 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 – Pages 25 to 26

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 26 to 27

Section C – Items for DETERMINATION – Pages 28 to 117

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 118 to 138

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>Revised submissions from the applicants are under discussion.</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>Revised submissions from the applicants are under discussion.</p> |

| | | |
|---|-----------------|--|
| 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>Revised submissions from the applicants are under discussion.</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>Revised submissions from the applicants are under discussion.</p> |
| 5 | 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>Revised submissions from the applicants are under discussion.</p> |

Section B

Petitions

| Item | Reference | Description and address |
|------|----------------|---|
| 1 | 16/00165/FULPP | Demolition of existing shop and erection of new building comprising 1 x studio flat, 2 x one bedroom flats and 1 x two bedroom flat with associated car parking |

| | | |
|--|--|---|
| | | <p>10 Queens Road, Farnborough</p> <p>A petition containing 57 signatures has been received objecting to the proposal on the grounds that it would have an adverse impact upon the vitality and viability of North Camp by resulting in the loss of a commercial premises and would adversely affect residential amenity, highway safety and environmental conditions.</p> |
|--|--|---|

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 | Maggie Perry |
| Application No. | 16/00133/REMPP |
| Date Valid | 17th February 2016 |
| Expiry date of consultations | 18th March 2016 |
| Proposal | APPROVAL OF RESERVED MATTERS: for 107 Dwellings (87 Flats and 20 houses) in Gunhill (Zone E), pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014 on Land at Wellesley, Aldershot Urban Extension, centred on Queen's Avenue and Alison's Road, Aldershot, Hampshire |
| Address | Zone E – Gunhill, Aldershot Urban Extension, Alison's Road, Aldershot, Hampshire |
| Ward | Wellington |
| Applicant | Grainger Limited And Secretary Of State For Defence |
| Agent | Savills |
| Recommendation | GRANT subject to s106 legal agreement |

Description

Background & Site

On the 10th March 2014 hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure, including a neighbourhood centre, employment provision, schools and a suite of Suitable Alternative Natural Greenspace (SANG). The development is referred to as the Aldershot Urban Extension (AUE) or Wellesley.

The Wellesley Masterplan is divided into a series of Development Zones. The application site is Development Zone E – Gunhill (3.68 hectares). Zone E lies to the south of Hospital Road between Middle Hill and Gun Hill and contains the Grade II Listed Royal Medical Corps Boer War Memorial (hereafter referred to as the South African War Memorial). The zone is located

along the wooded ridge that runs along the southern edge of the Aldershot Urban Extension and falls within the Aldershot Military Conservation Area.

Gunhill Zone E is bounded to the north, east and west by highways. No existing residential properties directly adjoin it. Aldershot Centre for Health and the Queen Mary nursery are located further to the west. To the east lies the listed Gunhill House, Water Tower and Cambridge Military Hospital buildings. Talavera Infant School adjoins the southern boundary of the site further down the escarpment.

A reserved matters application for 108 units (82 Flats and 26 houses) was approved in relation to this zone on 24th March 2015 (ref: 14/00900/REMPP). The permission was subject to a s106 legal agreement (deed of variation) to secure appropriate changes to the legal agreement attached to the original outline planning permission for Wellesley. An associated Listed Building Consent application for detailed landscaping works around the South African War Memorial was approved in connection with the proposals (ref: 15/00006/LBC2PP).

On the 23rd December 2014 a Screening Opinion was issued which concluded that the Environmental Statement (ES) which accompanied the outline permission is robust and did not require updating in relation to the previous proposed reserved matters scheme for Development Zone E – Gunhill. In respect of the current application, it is considered that the application has been prepared in line with the parameters approved through the outline permission, and there has been no significant change to the environment since the outline application was approved.

Prior to the submission of the first reserved matters application, a Design Code Document 3 was approved for Gunhill Zone E (ref: 00568/CONPP dated 23/09/2014). Approval was also granted for demolition of existing buildings (14/00421/CONDPP, 29/07/2014) and for tree works within the Gunhill Development Zone (14/00567/CATPP, 08/12/2014).

Reserved Matters

Condition 4 of the outline planning permission sets out the 'reserved matters' that require approval prior to the commencement of each Development Zone, as follows:

- 1 Scale and external appearance;
- 2 Landscaping (hard and soft);
- 3 Ecology;
- 4 Remediation;
- 5 Air quality (if required);
- 6 Heritage Trail Details;
- 7 Infrastructure and Drainage ;
- 8 Trees;
- 9 Levels;
- 10 Construction Environmental Management Plan;
- 11 Construction Traffic Management Plan;
- 12 Statement of Compliance with Design Code 3;
- 13 The layout of the development, including the positions and widths of roads and footpaths;
- 14 Landscaping, including a landscaping design showing the planting proposed to be undertaken, the means of forming enclosures, the materials to be used for paved and hard surfaces and the finished levels in relation to existing levels;
- 15 The design and external appearance of all buildings, plant and tanks, including

- details of the colour and texture of external materials to be used, together with samples of all external facing and roofing materials;
- 16 The layout of foul sewers and surface water drains;
- 17 The measures to be taken to protect adjacent areas from excessive noise;
- 18 Measures to protect the occupiers of residential property from external noise;
- 19 The provision to be made for street lighting including measures to prevent spillage and light pollution;
- 20 The provision to be made for the storage and removal of refuse from the premises, and;
- 21 Archaeological watching brief.

The Planning Statement submitted with the current application sets out a list of the relevant documents to be considered in relation to each of the reserved matters. The planning application (including drawings) is accompanied by the following supporting documents:

- Planning Statement (Savills, February 2016)
- Gunhill Compliance Schedule
- Arboricultural Development Statement CBA9004 v3 (CBA Trees, February 2016)
- Tree Survey (Lindsay Carrington Ecological Services Ltd, October 2014)
- Phase 1 Bat Survey (Lindsay Carrington Ecological Services Ltd, November 2014)
- Reptile Habitat Suitability Assessment (Lindsay Carrington Ecological Services Ltd, October 2014)
- Archaeological Watching Brief ref: 79182.01 (Wessex Archaeology, January 2016)
- Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, February 2016)
- Construction Environmental Management Plan ref: WGTASHOT.9 (Mayer Brown, March 2016)
- Design & Access Statement (Omega Partnership, February 2016)
- Phase 1 Desk Study Site Reconnaissance Report ref: LP00846 (Leap Environmental, 04/12/2014)
- Landscape Management and Maintenance Proposals ref: 2519-GH-RE-01 P4 (Allen Pyke Associates, February 2016)
- Lighting Assessment ref: A088927 (WYG, February 2016)
- Outdoor Lighting Report (Mayer Brown, 12th February 2016)
- Noise Assessment ref: A088927 (WYG, February 2016)
- Drainage Statement (Mayer Brown, April 2016)

Proposals for Gunhill Development Zone (Current/ Revised Scheme)

The reserved matters scheme for Gunhill Zone E comprises 107 residential dwellings with associated parking, access and amenity space, and a central area of communal open space. The development would provide 87 Flats and 20 houses. The design and layout of the development is described in more detail in the commentary section of this report.

The proposals relate to the entire zone and represent a single phase of development. As with the previously approved scheme, the developer proposes that Gunhill is initially developed as a Build to Rent scheme (private rented accommodation). As such, the Gunhill Development Zone would not provide any affordable housing until after a period of ten years from first occupation of the development. At this point, a proportion of the development (34.58%) would be transferred in agreed phases to a Registered Provider to provide affordable housing in accordance with the provisions agreed within the Affordable Housing Development Zone Strategy (required by the outline s106 legal agreement, as amended).

The Applicant's Planning Statement explains why a revised scheme has been submitted:

"Following the grant of permission and more detailed technical assessment, it was established that the construction works required to implement the scheme, particularly the required ground works at the southern side of the site, would impact on the viability and deliverability of the development as approved. This has resulted in the need for a more efficient design for the buildings and a revised layout, which includes a reduction development on the southern side of the site. The revised scheme continues to follow the principles of form and layout previously approved, but with some revisions..."

The key changes to the scheme are:

- Reduction in total number of dwellings from 108 to 107.
- Revised detailed design for the dwellings and flat blocks.
- Revisions to the layout across the site, including a reduction on the number of dwellings on the southern side of the site – the land in the south-eastern corner is now proposed to provide informal amenity space.
- Revised parking layout.

The dwellings would be arranged around the existing woodland, forming three distinct areas of residential development. A total of 220 parking spaces and 195 cycle parking spaces is proposed.

Consultee Responses

| | |
|--|---|
| Housing Team: | No objection subject to s106 legal agreement to secure the phased delivery of affordable housing and to ensure the house type and the balance of tenure (intermediate and rented) is redressed by the Corunna phase of development, through adjustments to the Affordable Housing Development Zone Strategy. <i>Response: These matters will be addressed by the proposed legal agreement/deed of variation.</i> |
| Transportation Strategy Officer (on behalf of HCC Highways): | No objection subject to further consideration of the design of the cycle shelters and associated structures in terms of weatherproofing and durability. <i>Response: Revised drawings have been submitted, (clarifying the detailed design of the roofs) together with further information relating to the management of the structures in question. The details are acceptable.</i> |
| Community – Contracts Team: | No objection |
| Environmental Health Officer: | No objection |
| Ecologist Officer: | No objection |
| Arboricultural Officer: | No objection |

| | |
|----------------------------------|--|
| Conservation Design Officer: | No objection |
| English Heritage: | Confirmed do not wish to comment. |
| Environment Agency: | No objection |
| Natural England: | No objection |
| HCC Surface Water Drainage: | No objection |
| HCC County Archaeologist: | No objection |
| Crime Prevention Design Officer: | No objection raised in principle but raised concerns over public access to the back of specific dwellings and a lack of natural surveillance in certain parts of the development, particularly in respect of the carparks proposed on the eastern and western sides of the development. Advised that an appropriate level of lighting should be provided throughout the development. |

Response: These comments were forwarded to the applicant's planning agent for consideration. Amended plans and a supporting statement have been received which address some of the matters raised.

| | |
|-----------------------------------|--|
| Hampshire Fire & Rescue Services: | No objection raised. Provided general guidance and advice. |
|-----------------------------------|--|

Response: These comments have been forwarded to the applicant's planning agent for consideration.

| | |
|------------------------------|-----------------------|
| Aspire Defence Services Ltd: | No comments received. |
|------------------------------|-----------------------|

| | |
|---------------------------|-----------------------|
| Seven Trent Services Ltd: | No comments received. |
|---------------------------|-----------------------|

Neighbours notified

In addition to displaying two (2) site notices and a press advertisement, nine (9) individual letters of notification were sent to the occupiers of neighbouring properties, including those properties physically adjoining the application site. The consultation period expired 18th March 2016.

Neighbour comments

No representations received.

Policy and determining issues

The National Planning Policy Framework (NPPF March 2012) provides the Government's planning policies for England and sets out a presumption in favour of "sustainable development". The context for sustainable development is set by twelve core planning principles. Annex 1 of the NPPF notes that applications for planning permission should be determined in accordance with the local plan unless material considerations indicate

otherwise.

The Rushmoor Core Strategy was adopted by the Council in October 2011. This site is identified on the proposals map as falling within the Aldershot Urban Extension and Aldershot Military Town Conservation Area.

The following policies of the Core Strategy are relevant:

SP1 (Aldershot Urban Extension)
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)
CP13 (Thames Basin Heaths Special Protection Area)
CP15 (Biodiversity)
CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2007):

ENV13 (Trees)
ENV16 (Major Sites)
ENV19 (Comprehensive Landscape Plans)
ENV23 (Works to Listed Buildings)
ENV26 (Adjoining Development)
ENV30 (Archaeology)
ENV31 (Recording of Remains)
ENV34 (Preserve or Enhance Character)
ENV36 (Materials)
ENV42 (Flood Risk Protection Measures)
ENV48 (Damage to the Environment – noise, smoke gases etc.)
ENV49 (Development on Contaminated Land)
ENV50 (Amenities of Local Residents While Sites Are Being Developed)
ENV51 (Development of Sites Affected by Air Pollution or Noise)
ENV52 (Light Pollution)
OR4 (Public Open Space Required for New Development)
H14 (Amenity Space)

In addition, the Council's adopted Supplementary Planning Documents (SPDs) "Housing Density and Design" adopted in April 2006, "Parking Standards" adopted in 2012 and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated February 2011 are applicable.

The main determining issues in the assessment of the Reserved Matters Application are:

- The principle of development
- Housing tenure & mix
- Layout, design and scale
- Heritage & conservation
- Transport, parking & access
- Living environment created for future residents

- Impact on neighbours
- Nature conservation and trees
- Flood risk & drainage
- Sustainable development
- Archaeology

Commentary

The principle of development –

The Wellesley Master Plan, approved as part of hybrid outline planning permission ref: 12/00958/OUT is divided into a series of manageable areas called Development Zones. Condition 4 of the outline planning permission sets out the reserved matters that require approval prior to the commencement of each development zone. The current application is for the submission of reserved matters in relation to Development Zone E – Gunhill. This zone was identified in the outline planning application's Illustrative Delivery Plan as providing 105 residential units, 35% of which would be affordable housing.

A set of Design Codes was approved as part of the outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire AUE site whereas a Design Code Document 3, providing zone-specific requirements, is required for each Development Zone (secured by Condition 3 of the outline permission). A Design Code Document 3 was approved for Gunhill - Zone E on the 23rd September 2014 (ref: 00568/CONPP).

The revised Reserved Matters scheme for Gunhill Zone E comprises 107 residential dwellings with associated parking, access and amenity space, and a central area of communal open space. The application supersedes planning application ref: 14/00900/REMPP which was approved on the 24th March 2015. The Reserved Matters Application applies to the entire Development Zone and no subsequent applications would therefore be required.

As with the previously approved scheme, the developer proposes that Gunhill is initially developed as a Build to Rent scheme (private rented accommodation). The Gunhill Development Zone would not provide any affordable housing for a period of ten years from first occupation of the development. At this point, a proportion of the development (34.58% based on unit numbers) would be transferred to a Registered Provider to provide affordable housing in accordance with the provisions agreed within the Affordable Housing Development Zone Strategy (required by the outline s106 legal agreement). These changes are reflected in the recommendation and proposed legal agreement heads of terms.

In summary, it is considered that the Reserved Matters proposals sufficiently reflect the terms the outline planning permission, parameter plans and the principles of the Design Code 3 document as approved. The proposals are acceptable in principle, subject to detailed assessment against relevant national and local planning policies and guidance.

Housing tenure & mix –

The s106 legal agreement attached to the outline planning permission for Wellesley requires 35% of the housing units within the Aldershot Urban Extension to be affordable housing, of which 60% shall be affordable/social rented and 40% intermediate. To allow a degree of flexibility, the Affordable Housing Strategy (AHS) contained within Schedule 16 of the s106

permits a variance of 5% of affordable housing between individual Development Zones, i.e. each Development Zone should provide between 30% and 40% affordable housing. This is to allow for site specific constraints. Further, the AHS acknowledges (page 7) that “in special circumstances, e.g. The Cambridge Military Hospital, no affordable housing may be delivered within a particular reserved matters application, however the overall target of 35% will still apply”.

Paragraphs 2.11, 2.12 and 2.13 of the legal agreement require an Affordable Housing Development Zone Strategy (AHDZS) to be submitted to the Council for approval with the first Reserved Matters Application in any Development Zone. The strategy should set out the number of estimated Reserved Matters Applications within the Development Zone and the proposed quantum of affordable housing units provided for each application to be applied within that Development Zone. Each subsequent Reserved Matters should be accompanied by a statement confirming the proposals for affordable housing within the reserved matters application area are in compliance with the Affordable Housing Strategy.

An AHDZS was approved for Gunhill Development Zone as part of the previous Reserved Matters application (ref: 14/00900/REMPP). A Deed of Variation was also secured to vary the terms of the legal agreement in relation to the time triggers for providing affordable housing within the Gunhill Zone and to provide an updated Affordable Housing Strategy for the whole of the Wellesley development. A similar Deed of Variation would be required in relation to the current (revised) Reserved Matters application.

The revised Reserved Matters proposals for Gunhill would provide a total of 107 dwellings:

| Dwelling type | 1-bed | 2-bed | 3-bed | 4-bed | Total |
|--|--------------|--------------|--------------|--------------|--------------|
| Affordable Flats <i>(Affordable/ Social Rented)</i> | 3 | 6 | | | 9 |
| Affordable Flats <i>(Intermediate)</i> | 8 | 14 | | | 22 |
| Affordable Houses <i>(Affordable/ Social Rented)</i> | | | 6 | | 6 |
| Private Flats | 20 | 36 | | | 56 |
| Private Houses | | | | 14 | 14 |
| Total | 31 | 56 | 6 | 14 | 107 |

Table 1: Accommodation schedule

The principle that Gunhill Development Zone will initially be developed as a Build to Rent scheme (private rented accommodation) was established by the previous Reserved Matters application ref: 14/00900/REMPP, as set out in the approved AHDZS. As with the previous scheme it is proposed that Gunhill will not provide any affordable housing until ten years from

first occupation of the development.

The level of affordable housing previously approved for Gunhill represented 32.4% with a percentage split between affordable/social rented and intermediate housing of 57:43 (based on number of units). The revised application now proposes that at ten years from first occupation of the development, 34.58% of the units will be transferred to a Registered Provider to provide affordable housing, with a percentage split between affordable/social rented and intermediate of 51:49. The transfer of the properties would be phased.

Whilst the percentage of affordable housing now proposed is slightly higher, the split between affordable/social rented and intermediate is now skewed towards a higher proportion of intermediate housing. The balance will therefore need to be redressed at the next appropriate phase of the Wellesley development in order to achieve the required 60/40 split across the development as a whole. These adjustments will be accommodated by way of an updated Affordable Housing Strategy and Affordable Housing Development Zone Strategy, which will be secured by deed of variation to the Wellesley legal agreement.

The justification for the delay in providing affordable housing at Gunhill is that the proposal would take advantage of low cost financing from the Homes and Communities Agency (HCA). The previously approved AHDZS stated that there is “a unique opportunity to secure one-off funding to develop private rented sector (PRS) homes that complement the overall development and provide a critical mass of homes earlier than would development following phased land sales. This critical mass of homes will help deliver the wider regeneration benefits of the Wellesley development by increasing local demand for services provided by the town. The proposal also provides a private rented option for local people and people moving to the area for jobs, managed by a specialist residential landlord, Grainger, who provide high quality housing management services.”

Grainger plc is eager to develop Cambridge Military Hospital (CMH) as early as possible within the development given that the hospital is such an important landmark building for Wellesley. However, taking into consideration the heritage status of the buildings and their state of disrepair, considerable costs will be associated with the implementation of the CMH Development Zone, costs that are likely to affect the return from that phase of the development. In this regard, the previously approved AHDZS states, “the conditions of funding require start on site and scheme delivery within set timescales. Grainger is also looking to use Homes and Communities Agency Build to Rent (HCA B2R) funding to support the Cambridge Military Hospital (CMH) phase of Wellesley to help address some of the negative financial return expected with the CMH. The delivery of the two phases under B2R is expected to provide additional economies of scale and greater critical mass with which to deliver the two projects.

The AHDZS as amended will set out the adjustments to the proposed quantum, mix and tenure of affordable housing with the Gunhill Development Zone and across the wider development in the context of the delivery plan. The original Wellesley masterplan indicated that Gunhill would provide 105 dwellings, whereas the Reserved Matters application now proposes 107 units at Gunhill.

37 of the proposed units for Gunhill have been designed to the appropriate standard to enable them to be transferred to affordable housing in phases after a 10-year period. All of the affordable units identified would meet the Lifetime Homes Standards and the minimum standards set out in the Affordable Housing Strategy (AHS). 10% (2 units) of the affordable rented units would meet wheelchair-housing standards in accordance with the specific requirements of the legal agreement.

It is considered that the delay in providing affordable housing at Gunhill will assist the delivery of housing at Wellesley at a faster rate and enable the redevelopment of CMH to be brought forward sooner. Taking this into account, the Council's Housing Strategy and Enabling Team have confirmed that there is no objection to the delay in affordable housing provision on this Development Zone, provided there are robust measures in place to ensure that the affordable housing will be delivered at Gun Hill, in the following phases:

- The transfer of 12 units within 10 years of first occupation within Gunhill or occupation of 3200 residential units on the Development as a whole, whichever is earlier.
- The transfer of 14 units within 11 years of first occupation within Gunhill or occupation of 3350 residential units on the Development as a whole, whichever is earlier.
- The transfer of 9 units within 13 years of first occupation within Gunhill or occupation of 3500 residential units on the Development as a whole, whichever is earlier.

The Applicant has agreed to the phased transfer of units based on the current build out prediction. A deed of variation to the original section 106 legal agreement for Wellesley will be necessary in order to secure a sufficient mechanism to ensure that the units in question become affordable housing within the timescales described above in accordance with Core Strategy Policy CP6. A supplemental deed will also be required to secure the Affordable Housing Development Zone Strategy for Gunhill Development Zone and to update the schedule contained within the Affordable Housing Strategy appended to the s106 agreement, which demonstrates how affordable housing is to be provided across the site. These heads of terms are described in the planning officer's recommendation.

Layout, design and scale -

Design Codes

A set of Design Codes was approved as part of the hybrid outline planning application. Design Code Document 1 sets out general design code principles and Design Code Document 2 provides definitions and technical specifications. These documents apply to the entire site whereas Condition 3 of the outline planning permission requires a Design Code Document 3 to be submitted and approved for each Development Zone, establishing detailed design principles for the relevant zone.

A Design Code Document 3 was approved for Gunhill Zone E on the 23/09/2014 (ref: 00568/CONPP). This document identifies the key issues and priorities relevant to Gunhill and has informed the design of the Reserved Matters Application. The Planning Statement submitted with the Reserved Matters application incorporates a 'Statement of Compliance with Design Code 3', in accordance with the requirements of Condition 4 of the outline permission.

The Design and Access Statement identifies the key elements of the Gunhill development zone:

- Residential
- Maximum storey height -5
- Character Area - F
- Level of Code Control- Warm

- Conservation Area (Aldershot Military Town)
- Listed Monuments (South African War Memorial)
- Demolition of existing Buildings
- Woodland Areas

The Reserved Matters Scheme

The revised Reserved Matters scheme for Gunhill Zone E comprises 107 residential dwellings arranged over three distinct areas of the site.

The majority of the development would occupy the northern part of the Development Zone fronting onto Hospital Road. This area would accommodate 92 dwellings together with associated internal access roads, parking and amenity space, and, an area of public open space. The development would be constructed predominantly in red brick with grey slate roofs.

The accommodation on the northern part of the site would comprise a mix of flats and houses of between 3 and 5 storeys, in accordance with the approved parameter plans of the outline permission. Vehicular access would be via Hospital Road at the northwest corner of the site. Three apartment blocks of up to 5 storeys would be arranged to address Hospital Road, the easternmost block would be smaller in scale at four storeys in height, stepping down on the north-east corner of the site as it returns adjacent to the Memorial. A series of three-storey semi-detached four-bedroom houses would be set further back within the site, arranged along the southern side of the crescent shaped internal access road.

The existing Grade II Listed South African War Memorial near the junction of Gun Hill and Hospital Road is to be retained as an important feature within this part of the Development Zone and has influenced the layout of the development. A separate application for Listed Building Consent for detailed landscaping works around the monument has been approved under planning ref 15/00006/LBC2PP.

A three-storey block of eight flats is proposed on the eastern side of the site with associated parking and separate vehicular entrance from Gun Hill.

Two terraces of three x two-storey, three-bedroom houses are proposed in the southwest corner of the site, with an associated parking area and vehicular access from Middle Hill (total of 6 dwellings). This part of the site is located on the lower slopes of the Development Zone, separated by a substantial strip of woodland and a retaining wall. An existing open lawn to the east of the proposed houses would be retained as informal amenity space.

It is considered that the scale and layout of the development would accord with the approved Outline Planning Permission parameter plans and the principles set by the approved Design Code 1, 2 and 3 documents. The application provides detailed proposals for hard and soft landscaping (including details of landscape management) and site levels in accordance with the requirements of Condition 4 of the Outline Planning Permission. The detailed design accords with the palettes described within the Design Codes, dictated by the variable levels of design code control and the designated character areas.

The proposals are consistent with Core Strategy Policy CP2 and Rushmoor Local Plan Review saved policies ENV19, ENV23, ENV26, ENV34 and ENV36.

Heritage & Conservation –

Impact on Heritage Assets

The Council's Conservation Officer and Historic England have been consulted in relation to the Reserved Matters application for Gunhill and have not raised any objections to the proposals.

The Gunhill Development Zone is located in the Aldershot Military Town Conservation Area and the future development of the zone will affect the setting of various heritage assets including the Cambridge Military Hospital (and curtilage buildings) to the east, Maida Gymnasium and Smith Dorrien Building to the northwest and the South African War Memorial located in the northeast corner of the development zone (all Grade II Listed).

The South African War Memorial has influenced the design and layout of the development with the memorial and new amenity area providing a focal point at the eastern end of the central access road. The setting of the memorial would be enhanced by landscaping proposals and through the use of high quality materials (see Listed Building Consent ref: 15/00006/LBC).

The Design and Access Statement describes the proposed scheme for Gunhill as an intention to '*combine the historical mass, proportion and scale with a more contemporary interpretation of materials, detailing and elevation elements*'. In this regard, the three apartment blocks facing Hospital Road (up to five-storeys) would be seen as a continuation of the scale of the Cambridge Military Hospital. These apartment buildings would be constructed in red brick, accented by strong gable feature towers. Further, the revised scheme sees the replacement of a flat contemporary stepped roofline originally proposed, with more traditional pitched roofs tiled in grey slate. This is viewed as a significant improvement on the previous design.

The proposed development would reduce in height and scale as the site extends to the south, where ground levels fall away towards Aldershot Town Centre. A crescent of smaller scale three-storey semi-detached townhouses is proposed centrally within the zone. The Design and Access Statement describes the buildings as presenting "*traditional proportions and massing with contemporary detailing*". The pairs of semi-detached properties would feature alternate gable fronted and pitched roof designs and would be constructed in red brick with tiled slate roofs.

The two-storey terraced houses proposed in the southwest corner of the site, accessed off Middle Hill and the three-storey apartment block fronting Gun Hill to the east would be of a more traditional design and character than originally proposed in the first Reserved Matters application. These buildings would be constructed in matching red brick and would feature pitched and gable roofs, hung in grey slate.

Condition 4 of the Outline Planning Permission and the s106 legal agreement require any Reserved Matters proposals to demonstrate enhancement of the existing Heritage Trail in relation to the relevant Development Zone in accordance with the approved Conservation and Heritage Strategy and Design Code Document 3 (DCD3). The route of the heritage trail follows the Hospital Road frontage of the Gunhill Development Zone and the DCD3 has identified the South African War Memorial as an on-site heritage feature to be incorporated into this section of the trail together with other off-site landmarks and features, including Gordon's Oak, CMH clock tower and distant views towards the church spires. It is envisaged that the open amenity space adjacent to the site will provide opportunities for way-finding,

interpretation boards (or equivalent) and seating areas to enhance the route.

Notwithstanding the information provided in the application, given the sensitive heritage setting of the site, a condition is proposed to secure further details of the proposed materials to be used on the external surfaces of the buildings, including samples where appropriate. As such, it is considered that the proposals would safeguard the character and appearance of the Conservation Area and adjoining heritage assets, in accordance with Core Strategy Policy CP2 and Rushmoor Local Plan Review saved policies ENV19, ENV23, ENV26, ENV34 and ENV36.

Highways Considerations -

Details of the site layout, roads and footpaths, refuse and recycling storage and a Construction Traffic Management Plan have been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4. A Transport Assessment (including Travel Plans and Public Transport Strategy) was approved as part of the outline planning permission for Wellesley. Road hierarchy principles for the AUE site as a whole were established with the approval of the Design Codes.

Access and parking

Three new vehicular access points and a secondary emergency access of Hospital Road would serve the development. The largest parcel of the development, comprising three apartment blocks and seven pairs of semi-detached houses, would be accessed from the north via Hospital Road. The proposed development of six terraced houses adjacent to the southern boundary of the site would be accessed from Middle Hill (west), via Hospital Road. The apartment building on the eastern side of the site would be accessed from Gun Hill.

The Council's Transportation Strategy Officer has raised no objection to the detailed road layout drawings of the development in relation to sight lines and access and manoeuvring for vehicles, including service vehicles. A total of 220 car parking spaces, including 5% designed to disabled parking standards, is proposed in accordance with the Council's adopted parking standards, which require 1 space per 1-bed dwelling (plus 1/3 visitor spaces), 2 spaces per 2/3-bed dwelling (plus 1/5 visitor spaces) and 3 spaces per 4+ bed dwellings.

The Council's standards require cycle parking provision of 1 space per 1-bed dwelling and 2 spaces per 2, 3 and 4-bed dwelling. The Council's Transport Strategy Officer has raised no objection to the level of cycle parking provided, of which 72 of the spaces would be provided in pergola style shelters arranged around the central landscaped amenity area of the site. This area would also accommodate visitors' cycle parking. A pergola style shelter is also proposed for the apartment building fronting Gunhill. None of the apartment buildings would feature integral cycle stores. Houses could either accommodate cycle parking within their garages or the curtilage of their private gardens.

No objection is raised to the proposal in relation to servicing, parking or highway safety grounds. The proposals are consistent with Core Strategy Policies CP1, CP16 and the Council's 'Parking Standards' SPD. Conditions are proposed to ensure that the parking spaces and cycle parking areas are allocated as shown on the revised site layout drawings.

Refuse and Recycling Storage

The proposed development at Gunhill would be serviced by the Council's Community Contracts Team and the team has been consulted in relation to the detail of the proposals.

The development would provide communal external bin stores for the apartment blocks which would be distributed throughout the development and housed beneath timber pergola structures. The pergolas would also house visitors' bicycle storage and would be set within landscaped amenity areas. Bin storage for the individual houses would be provided discretely within the private rear gardens of these properties. It is intended that refuse vehicles would enter both the southern and northern parts of the development, and leave in forward gear. For the eastern flats, the refuse vehicle would service the development directly from Gun Hill. The Council's Transportation Strategy Officer has confirmed that tracking diagrams provided with the application demonstrate that a refuse freighter could adequately service the site and the location of the refuse collection points for the communal bins is within the maximum haul distance of 25m, which is satisfactory.

Construction Traffic Management Plan

A Construction Traffic Management Plan (CTMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The Council's Transportation Officer has confirmed the CTMP and associated drawings make adequate provision for construction contractors' staff parking on site and arrangements for servicing, delivery and storage of materials. Wheel washing of delivery vehicles to reduce the likelihood of mud and debris onto the highway and surrounding roads is also proposed. The CTMP indicates the routes for construction traffic to access the site from the major road network which also specifically precludes North Lane (as required by the outline permission for the AUE development).

It is considered that subject to an appropriate safeguarding condition to secure a programme of construction works prior to the commencement of the development, the proposals are acceptable in relation to access, servicing and highway safety, in accordance with the aims and objectives of Core Strategy Policy CP16 and Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Impact on neighbours –

The Gunhill Development Zone is bounded to the north, east and west by highways and no existing residential properties directly adjoin the site. The site has been cleared from previous buildings and uses. Talavera Infant School adjoins the southern boundary, positioned further down the escarpment, separated by a substantial retaining structure.

No neighbouring occupiers or uses to the north, east or west of the site have been identified as being likely to be materially affected by the proposals, now or in future phases. The new development is unlikely to have any material impact on Talavera Infant School to the south, given the sufficient distance and relative position between these uses and the scale, design and orientation of the proposed dwellings adjacent to this boundary. It is not considered that there would be any unacceptable increase in activity along this elevated school boundary, given the existing public footpath and right of way. A condition is proposed in relation to appropriate hours of construction to safeguard neighbouring amenity.

As such, it is not considered that the proposals would result in any demonstrable harm to the amenities of neighbouring occupiers and uses, in accordance with Rushmoor Local Plan Review saved policies ENV16 and ENV50.

Living environment created for future residents –

The proposed development would provide new dwellings of an acceptable size and layout

with sufficient natural light, ventilation and access to adequate private and communal amenity space. Sufficient spacing would be provided between dwellings and habitable room windows in order to safeguard against loss of privacy and outlook.

The Design and Access Statement confirms that the provision of open space across the site would comply with the Green Infrastructure Strategy approved with the outline application. The masterplan does not require any formal equipped play space to be provided within Gunhill Zone.

All of the units identified for affordable housing would meet the Lifetime Homes Standards and the minimum standards set out in the Affordable Housing Strategy (AHS). 10% (2 units) of the affordable rented units would meet wheelchair-housing standards (with sufficient space for disabled parking) in accordance with the requirements of the s106 legal agreement attached to the outline permission.

During the course of the planning application amendments have been submitted in response to comments received from the Crime Prevention Officer. In this regard the Applicant has altered the design of the boundary treatment along the access to the rear of Plots 102-107 to improve natural surveillance.

The private rear gardens of properties proposed on the northern side of the central area of woodland would be secured by 1.8m high railings and woodland edge planting. The Applicant has also agreed to install additional metal railings on top of the retaining wall which runs along the woodland boundary with the proposed properties and parking areas directly to the south of the woodland. There are no proposals to completely enclose the woodland areas, as it is not intended to prohibit access. Notwithstanding this, the development has not been designed to actively encourage access into the wooded areas.

A Noise Assessment was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The Council's Environmental Health Officer has reviewed the report and has confirmed no objection to the noise mitigation measures proposed in order to meet the Council's internal noise criteria for the new dwellings. These measures include double-glazing with alternative ventilation and the report identifies certain units in the apartments blocks facing Hospital Road, which would be more sensitive to external noise and would require a higher level of glazing specification. The report also confirms that all external areas would achieve a satisfactory level of acoustic comfort.

It is considered that the proposals would provide a satisfactory living environment for future residents, in accordance with Core Strategy Policies CP5, CP6 and Rushmoor Local Plan Review saved policy ENV16 and the Council's 'Housing Density and Design' SPD.

Pollution & Remediation -

Lighting

A Lighting Assessment (and Outdoor Lighting Report) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The Council's Environmental Health Officer has reviewed the report and the proposals for street lighting within the scheme and accepts the report's conclusions and recommended mitigation measures. It is therefore considered that the proposed lighting scheme would adequately limit the impact of light pollution on nearby sensitive receptors and ecology in accordance with Rushmoor Local Plan Review saved policy ENV52.

Contaminated Land

A Phase 1 Desktop Study, Site Reconnaissance report was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The Council's Environmental Health Officer accepts the recommendations of the report that a Phase II intrusive site investigation should be undertaken. The Environment Agency has confirmed that there is no objection to drainage strategy in relation to contamination and ground water quality.

It should be noted that contamination investigation and remediation measures are secured by Conditions 14, 15 and 16 of the outline planning permission in respect of each Reserved Matters Area/ Development Zone. These conditions require further detailed assessments to be undertaken in relation to each zone and will ensure, if necessary, that suitable remedial measures be submitted to the Council for approval in accordance with Rushmoor Local Plan Review saved policy ENV49.

Construction Environmental Management Plan

A Construction Environmental Management Plan strategy (CEMP) was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The purpose of the CEMP is to reduce the risk of adverse impacts resulting from the construction of the development on sensitive environmental resources and to minimise disturbance to local residents and other sensitive receptors. The Council's Environmental Health Officer has reviewed the strategy and is satisfied with the measures set out within the CEMP, in accordance with the relevant policies of the Development Plan.

Air quality and noise

There would be no significant air quality impact as a result of this residential phase of the development. Therefore, no Air Quality Assessment is required under Condition 4 of the Outline Planning Permission in respect of Gunhill Zone E. Given the residential nature of the proposals, no issues have been identified in relation to noise generation from the development. The residential use would be compatible with the character of the area. The proposals are consistent with Rushmoor Local Plan Review saved policy ENV48.

Nature Conservation & Trees -

The Design & Access Statement submitted with the Reserved Matters Application summarises the ecological proposals for the Gunhill Development Zone in the context of the Landscape Masterplan and the approved Design Codes. This statement together with a Tree Survey, Reptile Habitat Suitability Assessment, Phase 1 Bat Survey, Construction Environmental Management Plan Strategy and Arboricultural Development Statement has been submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission.

Thames Basin Heaths Special Protection Area

The Wellesley development includes Suitable Alternative Natural Greenspace (SANG) approved as part of the Hybrid Outline Planning Permission (ref: 12/00958/OUT), secured and delivered by s106 legal agreement together with Strategic Access and Monitoring (SAMM) contributions. Natural England has confirmed that given the SANG and SAMM

requirements are fully met under the wider AUE application, the Local Planning Authority is not required to undertake an Appropriate Assessment to assess the implications of this proposal on the site's conservation objectives. Taking into account these mitigation measures, the proposals are not likely to have a significant effect, alone or in combination upon the nature conservation interest and objectives of the Thames Basin Heath Special Protection Area (SPA), in accordance with saved South East Plan Policy NRM6, Core Strategy Policy CP13 and Rushmoor's AMS (2011).

Ecology

The retention of the existing woodland and the enhancement of the ground flora is the main focus of the ecological strategy for the Gunhill Development Zone. The Design & Access Statement submitted with the current application identifies new opportunities for the creation of additional habitat creation through the incorporation of bat/bird boxes and wildflower planting throughout the zone together with ground enhancements within the existing woodland. The Council's Ecological Officer has confirmed that there is no record of any protected species relating directly to the Gunhill Development Zone and that detailed ecological work was carried out and approved as part of the outline planning permission. The Council's Ecological Officer has raised no objection to the proposals on the grounds of biodiversity or in relation to the findings and recommendations of the bat, tree and reptile surveys. Mitigation measures are proposed to ensure that nesting birds are not harmed during the course of the development. As such it is considered that the proposals are consistent with Core Strategy Policy CP15.

Trees

Gunhill Development Zone is set within a wooded ridge and a large area of existing woodland would be retained across the site, together with retention of key existing trees and groups of trees. Replacement tree planting is also proposed consisting up approximately 87 trees to be incorporated as part of the detailed landscaping proposals for this zone. This is significantly greater than the tree planting proposed for the previous scheme.

An Arboricultural Development Statement (ADS) was submitted with the application that builds on the Arboricultural Method Statement approved under Condition 3 of the outline planning permission. The ADS outlines the methodology for protection measures for retained trees during and post development. The ADS also includes tree retention plans, a tree survey and justification for those trees that will require removal in order to facilitate the development.

The Council's Arboricultural Officer has reviewed the ADS and has raised no objections to the proposals. As with the previous scheme, the proposed tree removal is justified and key trees would be retained within the development. It is noted that some category B trees would be removed but this is acceptable on balance given the masterplan requirements for the development zone and taking into account the level of replacement planting proposed. Furthermore, the tree root zone protection areas have been adequately taken into consideration together with tree protection and construction methods and the tree pit details provided for replacement trees are designed to a good standard. As such it is considered that the proposal is consistent with Rushmoor Local Plan Review saved policy ENV13.

Flood Risk & Drainage –

Policy CP4 of the Council's Core Strategy seeks to ensure that run-off rates and volumes are returned to original greenfield discharge rates to prevent flooding and safeguard local water

quality. A Drainage Layout Plan and Drainage Statement were submitted with the Reserved Matters Application as stipulated by Condition 4 of the Outline Planning Permission. The Design and Access Statement and drawing GTASHOT_GH/DR/01 provides further details of surface-water and foul-water arrangements.

The Planning Statement maintains that the drainage strategy has been designed to meet and exceed the objectives of the Site Wide Drainage Strategy approved with the outline planning permission. The strategy is dealt with on a catchment wide basis as agreed with the Environment Agency. The Drainage Statement concludes that *“the strategy for Gunhill has been designed to current best practice for both piped drainage and sustainable drainage. SuDs (Sustainable Urban Drainage Strategy) provision is predominantly through the use of pervious pavements and below ground attenuation.”*

The Environment Agency (EA) and Hampshire County Council’s (HCC) Flood and Water Management Team have been consulted. During the course of the application, HCC requested further calculations relating to water discharge rates and volumes. Further technical information was submitted in the form of a Drainage Statement.

HCC’s Flood and Water Management Team have since reviewed the Drainage Statement and have confirmed no objection to the proposals. This is because it has been demonstrated that the revised scheme would not result in any flood risk and satisfactory information has been provided in relation to future maintenance.

The EA confirmed no objection to the proposals commenting in relation to contamination *“risks to controlled waters are low and further investigation and remediation are not required for the protection of groundwater”*.

It should also be noted that condition 13 of the outline permission requires that development shall not commence on any reserved matters area until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, consistent with the Site-wide Drainage Strategy has been submitted to and approved in writing by the local planning authority. The Applicant has confirmed that a details application will be submitted in respect of Condition 13 prior to commencement.

Sustainable Development -

A Site Wide Sustainability Strategy and Energy Statement were approved as part of the outline planning permission for Wellesley in accordance with Policy CP3 of the Council’s Core Strategy. Section 3.11 of the Design & Access Statement provides a summary of sustainability principles considered in the design of the Gunhill development in relation to layout, building design, construction and materials, water conservation, access and movement.

Archaeology -

A Written Scheme of Investigation for an Archaeological Watching Brief was submitted with the Reserved Matters Application in accordance with the requirements of Condition 4 of the Outline Planning Permission. The brief provides a methodology for monitoring and measures for removal and recording in consultation with Hampshire County Council’s Archaeological Advisor. Hampshire County Council’s Archaeological Advisor was consulted in relation to the application and has confirmed no objection. A condition is proposed to ensure that the development of the site is carried out in accordance with the Archaeological Watching Brief

as approved, in accordance with Rushmoor Local Plan Review saved policies ENV30 and ENV31.

Conclusion

The Reserved Matters scheme for Gunhill Zone E sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes. The revised scheme would have no harmful impact upon the character and appearance of the area, on nature conservation or adjoining heritage assets. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses. The proposals would be acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions and a deed of variation to the outline planning permission s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

Full Recommendation

It is recommended that:

1. The Head of Planning in consultation with the Head of Housing be authorised to approve an Affordable Housing Development Zone Strategy for Gunhill Development Zone E under the terms of the outline planning permission section 106 agreement.
2. SUBJECT to the completion of a Deed of Variation (to vary the terms of the legal agreement relating to the Outline Planning Permission) under Section 106A of the Town and Country Planning Act 1990 to secure:
 - a) An appropriate restriction upon occupation of dwellings (across the AUE site) to ensure that the units identified for affordable housing on drawing number 2243.1-C-1006-A-AH are transferred to a registered provider (in accordance with the terms of the outline section 106 legal agreement) in the following phases:
 - The transfer of 12 units within 10 years of first occupation within Gunhill or occupation of 3200 residential units on the Development as a whole, whichever is earlier.
 - The transfer of 14 units within 11 years of first occupation within Gunhill or occupation of 3350 residential units on the Development as a whole, whichever is earlier.
 - The transfer of 9 units within 13 years of first occupation within Gunhill or occupation of 3500 residential units on the Development as a whole, whichever is earlier.
 - b) The updating of the Affordable Housing Strategy by a replacement of Table 3 of Schedule 15 of the section 106 agreement, demonstrating how Affordable Housing is to be provided for the whole development, which is to be approved as part of the Affordable Housing Development Zone Strategy for Gunhill Development Zone E;

the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below:

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. 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 documents:

Drawings: 2243.1-A-1001-a (LOCATION PLAN); 2243.1-C-1005-J (SITE LAYOUT); 2243.1-C-1006-C (PARKING PLAN); 2243.1-C-1006-A-AH (AFFORDABLE HOUSING PLAN); 2243.1-C-1010-D (SITE SECTIONS); 2243.1-A-3000-D (FLOOR PLANS AND SECTION BLOCK A PLOTS 1-28); 2243.1-C-3001-D (ELEVATIONS BLOCK A PLOTS 1-28); 2243.1-A-3010-E (FLOOR PLANS AND SECTION BLOCK B PLOTS 29-56); 2243.1-C-3011-E (ELEVATIONS BLOCK B PLOTS 29-56); 2243.1-A-3020-F (FLOOR PLANS AND SECTION BLOCK C PLOTS 57-78); 2243.1-A-3021-F (ELEVATIONS BLOCK C PLOTS 57-78); 2243.1-C-3030-D (FLOOR PLANS AND ELEVATIONS BLOCK D PLOTS 93-101); 2243.1-C-3040-E (FLOOR PLANS AND ELEVATIONS PLOTS 79, 80, 83, 84, 87, 88, 91, 92); 2243.1-C-3050-C (FLOOR PLANS AND ELEVATIONS PLOTS 105-107); 2243.1-C-3060-D (FLOOR PLANS AND ELEVATIONS PLOTS 102-104); 2243.1-C-3070-F (FLOOR PLANS AND ELEVATIONS PLOTS 81, 82, 85, 86, 89, 90); 2243.1-A-3100-A (FLOOR PLANS AND ELEVATIONS GARAGES); SCHEDULE OF ACCOMMODATION (OMEGA, 16TH MARCH 2016); 2519-GH-GMP-01 P4 (ILLUSTRATIVE LANDSCAPE MASTERPLAN); 2519-GH-DT01 P2 (TREE PIT DETAIL); 2519-GH-DT-02 P3 (TYPICAL PERGOLA DETAIL); 519-GH-DT-03 P2 (TYPICAL LANDSCAPE SECTIONS); 2519-GH-DT-04 P3 (TYPICAL BOUNDARY DETAILS); 2519-GH-DT-05 P2 (BIN STORE PERGOLA DETAIL); 2519-GH-DT-04 P2 (TYPICAL BOUNDARY DETAILS); 2519-GH-LA-04 P5 (GENERAL ARRANGEMENT SHEET 1 OF 4); 2519-GH-LA-05 P4 (GENERAL ARRANGEMENT SHEET 2 OF 4); 2519-GH-LA-06 P6 (GENERAL ARRANGEMENT SHEET 3 OF 4); 2519-GH-LA-07 P4 (GENERAL ARRANGEMENT SHEET 4 OF 4); 2519-GH-LA-08 P3 (LONG TERM MAINTENANCE RESPONSIBILITIES); GTASHOT_GH/DR/01B (PROPOSED DRAINAGE LAYOUT); GTASHOT_GH/GA/01C (GENERAL ARRANGEMENT & TRAFFIC SIGNS & ROAD MARKINGS); GTASHOT_GH/GA/02B (ENGINEERING LAYOUT, SPOT LEVELS & FINISHED FLOOR LEVELS); GTASHOT_GH/RD/01B (PROPOSED ROAD LABELS AND CHAINAGES); GTASHOT_GH/RD/02A (ROAD LONGITUDINAL SECTIONS); GTASHOT_GH/RD/20D (PROPOSED STREET LIGHTING); AND, GTASHOT_GH/VT/01B (VEHICLE TRACKING DIAGRAMS FOR A PHOENIX 2 REFUSE & ESTATE CAR VEHICLES).

Documents: Planning Statement (Savills, February 2016); Gunhill Compliance Schedule; Arboricultural Development Statement CBA9004 v3 (CBA Trees, February 2016); Tree Survey (Lindsay Carrington Ecological Services Ltd, October 2014); Phase 1 Bat Survey (Lindsay Carrington Ecological Services Ltd, November 2014); Reptile Habitat Suitability Assessment (Lindsay Carrington Ecological Services Ltd, October 2014); Archaeological Watching Brief ref: 79182.01 (Wessex Archaeology, January 2016); Construction Traffic Management Plan ref: ZGTASHOT.2 (Mayer Brown, February 2016); Construction Environmental Management Plan ref: WGTASHOT.9 (Mayer Brown, March 2016); Design & Access Statement (Omega Partnership, February 2016); Phase 1 Desk Study Site Reconnaissance Report ref:

LP00846 (Leap Environmental, 04/12/2014); Landscape Management and Maintenance Proposals ref: 2519-GH-RE-01 P4 (Allen Pyke Associates, February 2016); Lighting Assessment ref: A088927 (WYG, February 2016); Outdoor Lighting Report (Mayer Brown, 12th February 2016); Noise Assessment ref: A088927 (WYG, February 2016), and Drainage Statement (Mayer Brown, April 2016).

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

3. Details (including samples where appropriate) of the materials to be used for the external surfaces of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority, before the relevant part of the development to which they relate is commenced (excluding preparatory ground works), and this condition shall apply notwithstanding any indications to these matters which have been given in this application. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority. *

Reason - To ensure satisfactory external appearance for the development and to safeguard the character and appearance of the conservation area and the setting of heritage assets in the vicinity.

4. The development hereby approved shall be carried out in accordance with the Construction Traffic Management Plan (Mayer Brown - February 2016) submitted with the application and no development shall take place until a 'Programme of Construction Works' is submitted to and approved by the Local Planning Authority in consultation with Hampshire County Council's Highways Officers. The development shall be carried out in accordance with the approved Construction Traffic Management Plan and Programme of Construction Works. *

Reason - To prevent any adverse impact on traffic and parking conditions in the vicinity.

5. The proposed refuse and recycling storage for the development shall be provided in accordance with the details shown on the approved drawings prior to the first occupation of any part of the development to which they relate, and shall be retained thereafter for the life of the development. *

Reason – To safeguard the amenities and character of the area and to meet the functional needs of the development.

6. The residents' and visitors' parking spaces (including disabled bays) shall be laid out and allocated in accordance with details provided on site layout plan 2243.1-C-1006-C prior to first occupation of the development to which they relate, and shall be used only for the parking of vehicles ancillary and incidental to the residential use of the Gunhill Development Zone. *

Reason - To ensure the provision and availability of adequate off-street parking and to safeguard residential amenity.

7. The cycle parking spaces shown on the approved plans shall be provided prior to the first occupation of any part of the development to which they relate and kept available at all times thereafter for the parking of bicycles. *

Reason – To ensure that a sufficient level of cycle parking is available for the development to meet its operational needs and in the interests of highway safety.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no vehicular or pedestrian entrance shall be formed onto a highway other than those shown on the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason - To prevent any adverse impact on traffic and parking conditions in the vicinity.

9. All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are to be removed or structures demolished during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist and the development should be carried out in accordance with the methodology and recommendations contained within the Tree Survey (Lindsay Carrington Ecological Services Ltd, October 2014) hereby approved, to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - To prevent harm to breeding birds

10. The development hereby approved shall be carried out in accordance with the methodology and recommendations contained within the Written Scheme of Investigation for an Archaeological Watching Brief (Wessex Archaeology - ref: 79182.01, January 2016), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To secure the protection of archaeological assets if they are discovered.

11. The development hereby approved shall be carried out in accordance with the methodology and recommendations contained within the Arboricultural Development Statement (CBA Trees ref: CBA9004v2, February 2016), unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard existing and replacement trees within the site, in the interests of biodiversity and the character and appearance of the area.

12. 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.

INFORMATIVES

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

The proposal has been assessed against The National Planning Policy Framework (NPPF March 2012) and the following policies of the Council's Development Plan:

Rushmoor Plan (Core Strategy) Adopted October 2011

SP1 (Aldershot Urban Extension); 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); CP13 (Thames Basin Heaths Special Protection Area); CP15 (Biodiversity); CP16 (Reducing and Managing Travel Demand)

Rushmoor Local Plan Review saved policies (August 2007):

ENV13 (Trees); ENV16 (Major Sites); ENV19 (Comprehensive Landscape Plans); ENV23 (Works to Listed Buildings); ENV26 (Adjoining Development); ENV30 (Archaeology); ENV31 (Recording of Remains); ENV34 (Preserve or Enhance Character); ENV36 (Materials); ENV42 (Flood Risk Protection Measures); ENV48 (Damage to the Environment – noise, smoke gases etc.); ENV49 (Development on Contaminated Land); ENV50 (Amenities Of Local Residents While Sites Are Being Developed); ENV51 (Development of Sites Affected by Air Pollution or Noise); ENV52 (Light Pollution); OR4 (Public Open Space Required for New Development); H14 (Amenity Space).

In addition, the Council's adopted Supplementary Planning Documents (SPDs) "Housing Density and Design" adopted in April 2006, "Parking Standards" adopted in 2012 and the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated February 2011 are applicable.

The Reserved Matters scheme for Gunhill Zone E sufficiently reflects the terms of the outline planning permission for the Aldershot Urban Extension, including the parameter plans and the principles of the approved Design Codes.

The development would have no harmful impact upon the character and appearance of the area, on nature conservation or adjoining heritage assets. The accommodation would provide an acceptable living environment for future occupiers and there would be no adverse impact on neighbouring amenity or uses. The proposals are acceptable in highway terms.

It is therefore considered that subject to compliance with the attached conditions and a deed of variation to the outline planning permission s106 legal agreement; taking into account the provisions of the Development Plan and all other material planning considerations, the proposal is 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 -The applicant is reminded that there are a number of conditions attached to the original outline planning permission (ref:12/00958/OUT) which remain applicable to this Development Zone and may require details to be approved prior to the commencement of development.
4. INFORMATIVE - The applicant is reminded that this permission and the original outline planning permission (ref:12/00958/OUT) is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
5. 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. 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 are encountered at any point during development then all works must stop immediately and you should contact Natural England.
6. 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.

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NOTE: RED DASHED LINE ON PLANS INDICATES INDIVIDUAL APPROVED SCHEME OUTLINE



GRANGER PLC
 GUNHILL DEVELOPMENT ZONE, WILLELBY,
 ALDERMORT - 2E PLAN
 SITE LAYOUT

| | | |
|------------|---------------|---|
| 2243.1 | C-1025 | J |
| 1:200 @ A1 | FEBRUARY 2016 | |
| PLANNING | | |

2243.1-C-1005-J





DATE: 10/08/14
SECTION A-A



DATE: 10/08/14
SECTION B-B



DATE: 10/08/14
SECTION C-C



| FLAT | TYPE | AREA | NO. OF |
|------------------------------|------|-------|--------|
| 101 | 1B | 108.3 | 10 |
| 102 | 1B | 108.3 | 10 |
| 103, 104, 105, 106, 107, 108 | 2B | 216.7 | 20 |
| 109 | 2B | 216.7 | 20 |

OMEGA PARTNERSHIP
100% owned by Omega Homes Limited, Omega Homes LLP and Omega Homes (UK) Limited

GRAINGER PLC

GUNNILL DEVELOPMENT ZONE
 WELLESLEY, ABERDEEN: 1E PLAN
 BLOCK D: FLATS AND ELEVATIONS
 BLOCK D, FLOORS 0, 1, 2

2243 C-3030 D
 1:100 @ A1
 1:200 @ A3
 JANUARY 2014

PLANNING

2243.1-C-3030-D



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



FRONT ELEVATION A



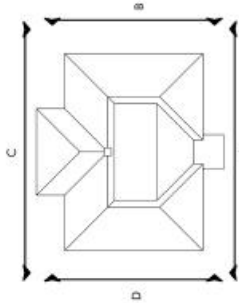
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN 1:200

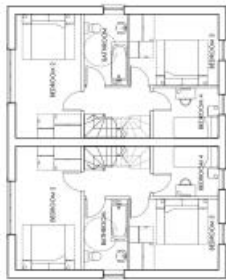
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|-------------|------|------|--------|
| 20.08.03.04 | 2017 | 1:05 | 1000 |
| 07.06.11.15 | 2017 | 1:05 | 1000 |

OMEGA
PARTNERSHIP

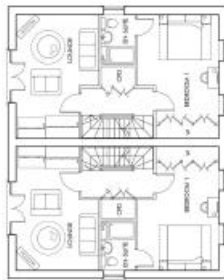
GRANGER PLC
 GRANGE DEVELOPMENT, 2017
 GRANGE DEVELOPMENT, 2017
 FLOOR PLANS AND ELEVATIONS
 FLOOR 17, 03, 04, 07, 08, 11, 12

2243 C-3040 E
 1:100 @ A1
 1:200 @ A3
 FEBRUARY 2016
 PLANNING

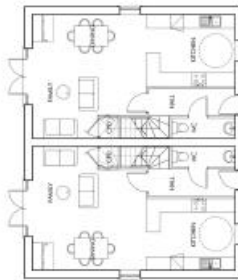
2243.1-C-3040-E



SECOND FLOOR



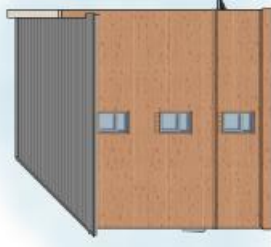
FIRST FLOOR



GROUND FLOOR



FRONT ELEVATION A



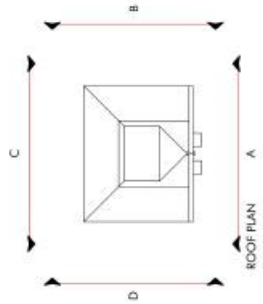
SIDE ELEVATION B



REAR ELEVATION C



SIDE ELEVATION D



ROOF PLAN

| PLANT | TYPE | SECTION | SCALE |
|-------|------|---------|----------------|
| 102 | 102 | 102 | 1:100 |
| 103 | 103 | 103 | 1:100 |
| | | | DATE: 13/12/17 |

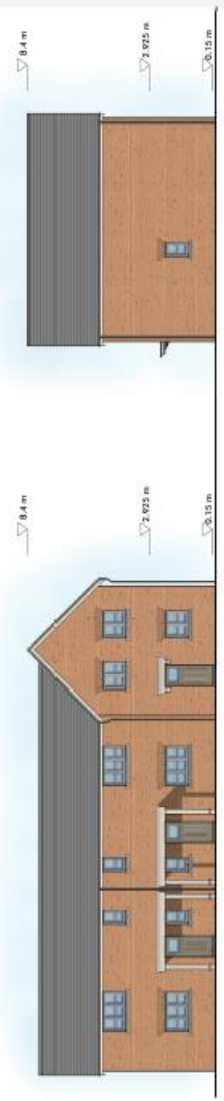
OMEGA PARTNERSHIP
REGISTERED OFFICE: 15, COLINDALE AVENUE, COLINDALE, LONDON, N9 8UH
 TEL: 020 7611 4111 FAX: 020 7611 4113

GRANGER PLC
REGISTERED OFFICE: 15, COLINDALE AVENUE, COLINDALE, LONDON, N9 8UH
 TEL: 020 7611 4111 FAX: 020 7611 4113

MANUEL URBEGANGS DESK
WELLESCH, AUSSERSCHOTT, M PLAN
FLOOR PLANS AND ELEVATIONS
 PLOT 102/104

| | | |
|------------|---------------|---|
| 2243 | C-3060 | D |
| 1:100 @ A1 | FEBRUARY 2016 | |
| 1:200 @ A3 | | |
| PLANNING | | |

2243.1-C-3060-D



SIDE ELEVATION B



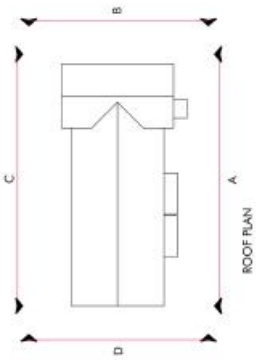
SIDE ELEVATION D



FIRST FLOOR



GROUND FLOOR



ROOF PLAN

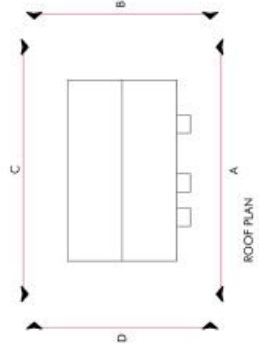
| | | | |
|-----|---------------|------|-------------|
| NO | 1000 | DATE | 24.8 |
| REV | 101, 104, 107 | BY | 384- 02 300 |

OMEGA
PARTNERSHIP

GRAINGER PLC
GLENHILL DEVELOPMENT ZONE,
WELLESLEY, ABERDEEN, 1E PLAN
FLOOR PLANS AND ELEVATIONS
PLOTS 105-107

2243 C-3050 C
1:150 @ A1
1:200 @ A3
JANUARY 2016
PLANNING

2243.1-C-3050-C



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 | Sarita Jones |
| Application No. | 16/00007/FULPP |
| Date Valid | 4th January 2016 |
| Expiry date of consultations | 6th May 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 |
| Ward | St Mark's |
| Applicant | Royal London Mutual Insurance Society Limited |
| Agent | Mr Ashley Chambers |
| Recommendation | GRANT subject to section 106 agreement |

Description

The site, of 3.28 hectares, lies on the north side of Aerospace Boulevard, to the west of Dingley Way, a private road. It currently comprises concrete/tarmac taxiways and open rough grassland area. There is an existing pumping station within the applicants' control but which is excluded from the application site. The majority of the site is in use for the storage of cars and vans. A separate car hire facility is located in the south-east corner of the site. There is a difference in levels across the site with the southern site boundary being over three metres higher than the northern site boundary with the western site boundary being between some 0.6 -1.1 metres higher than the eastern boundary. Vehicular access into the site is from Dingley Way, which leads from a roundabout on Aerospace Boulevard, a dual carriageway to the east of the site which bisects the business park.

Aerospace Boulevard leads into Government House Road which forms part of the Queens roundabout/gyratory system on the A325 Farnborough Road. Dingley Way also provides emergency access to Farnborough Airport to the north. There are defined sites of importance for nature conservation within the airport boundary. The Aerospace Boulevard frontage is characterised by an existing linear belt of semi mature trees and shrubs which is characteristic of the business park as a whole. There is an established landscape bund along the western site boundary which screens the motorcycle testing area (some 125 metres by 40 metres) at 35 Hercules Way and is operated as a driving/motorcycle rider testing centre operated by the Driver and Vehicle Standards Agency (DVSA). This area is

enclosed by a 2.4m high mesh fence except where the site has a common boundary with the airfield where the existing 3m high fence is retained. To the west there is a two storey industrial/commercial development which has access onto/from Hercules Way via Aerospace Boulevard. To the east there is a three storey building, the Park Centre, which is in use as offices and providing ancillary facilities to the wider Farnborough Aerospace Centre which consists of substantial office buildings set in established landscaped grounds.

The site is part of what was formerly the Civil Enclave. In October 2005 outline planning permission was granted for demolition and redevelopment to provide up to 32,515 sqm of Class use B1 floorspace and associated access, internal roads and landscaping (showing details of phase 1), 05/00426/OUT. Phase 1 has now been completed. The outline part of this planning permission has now lapsed but established the principle of employment use on the application site.

In January 2008 planning permission, 07/00791/FUL, was granted for the change of use of building/land at 35 Hercules Way to provide a driving/motorcycle rider testing centre. This has been implemented and included the creation of a large area of hardsurfacing for use as a motorcycle testing area and the landscaped bund along the eastern site boundary with the application site.

In 2009 planning permission , 09/00211/TEMP, was granted for the continued use of part of the application site for rental car parking, retention of a temporary portable office building and formation of new pedestrian access/gate. This permission was renewed in 2012, 12/00285/TEMP, for a further period of three years.

The current application seeks permission for the redevelopment of the site to provide 14,489 sq m of floor space (GIA) in B1(c)/B2/B8 use comprising five units of varying sizes all with their own ancillary offices and car parking. Each unit has its own service yard apart from units 3 and 4 which have a shared service yard. Three points of vehicular access are proposed from an upgraded and extended Dingley Way. The development comprises two detached units (units 1 and 2) and a terrace of three units (units 3, 4 and 5). Unit 1 is the largest individual unit and occupies the northern part of the site. It is located to the east of the DVSA motorcycle testing area. The proposed building is generally rectangular in footprint and has a floor area of 5,469 square metres (GIA) including 1,033 square metres of ancillary offices provided at first and second floor level on the eastern side of the building. It has a low pitched roof with a maximum ridge height of 15.5 metres. External materials comprising a combination of glass and profiled/flat panel metal cladding are proposed with the predominant colour palette comprising various shades of grey. Full height glazing would be incorporated into the entrance in east elevation and floors above. On the northern elevation there are two dock levellers and 3 level access points for HGVs. The proposed service yard which is also located to the north of the building accommodates two HGV parking spaces. Although the plan states 71 car parking spaces, including 4 for use by disabled drivers are proposed to serve unit 1, the layout shows 80 spaces including 4 for use by disabled drivers. They are located to the east of the proposed building and take access from the north via an extension to Dingley Way. 22 cycle spaces are sited immediately to the north of the building. The existing landscaping bund along the western boundary is to be removed with new landscaping is proposed to the north, east and south unit boundaries. A new substation is proposed adjacent to Dingley Way.

Unit 2 is the second individual unit and occupies the south east part of the site. It is located to the west of the Park Centre. The proposed building is rectangular in footprint and has a floor area of 3,985 square metres (GIA) including 848 square metres of ancillary offices also provided at first and second floor level on the eastern side of the building. It has a low

pitched roof with a maximum ridge height of 15.3 metres. The external materials are generally the same as proposed for unit 1. Full height glazing would also be incorporated into the entrance in south elevation and floors above. On the northern elevation there are two dock levellers and 3 level access points for HGVs. The proposed service yard, which is also located to the north of the building, takes access from the new internal road leading from Dingley Way some 100 metres north of its junction with Aerospace Boulevard which also serves units 3, 4 and 5. 51 car parking spaces, including 3 for use by disabled drivers are proposed to serve unit 2. They are located to the south of the proposed building and take access from the east via Dingley Way, some 15 metres north of its junction with Aerospace Boulevard. 16 cycle spaces are sited immediately to the north of the building. The existing landscaping along the southern boundary is to be retained with new landscaping proposed to the east unit boundary. A new substation is proposed next to the retained pumping station located on Dingley Way.

Unit 3, 4 and 5 comprises a terrace of three units which occupies the south west part of the site. It is located to the west of proposed unit 2 and to the east of an area of vacant undeveloped land. The proposed building is rectangular in footprint and has a total floor area of 5035 square metres (GIA) including 161 square metres of ancillary offices provided at first and second floor level for unit 3 and 162 square metres for both units 4 and 5. It has a low pitched roof with a maximum ridge height of 12.8 metres. The external materials are generally the same as proposed for units 1 and 2. Full height glazing would also be incorporated into the entrance in south elevation and floors above. On the eastern elevation there are 5 level access points for HGVs, one for unit 3 and two each for units 4 and 5. The proposed service yard and parking area, which is located to the east of the building, takes access from the new internal road leading from Dingley Way which also serves unit 2. 18 car parking spaces including 2 for use by disabled drivers are proposed to serve unit 3. 14 car parking spaces including 2 for use by disabled drivers are proposed to serve unit 4. 20 car parking spaces, including 2 for use by disabled drivers are proposed to serve unit 5. They are located to the south of the proposed building and take access from the east via Dingley Way. 6 cycle spaces per unit are sited within the car parking area. A new substation is proposed to the east of unit 4. The existing landscaping bund along the western boundary is to be removed with new landscaping proposed to the south and within the car parking areas. Galvanised steel paladin fence and gates, 2.4 metres in height in a black finish are proposed to secure the service areas and the west, north (in part) and south (in part) boundaries with timber hit and miss fencing and gate 2.4 metres high shown around the existing pumping station.

Dingley Way, which runs parallel to the east site boundary, is to be upgraded to serve the development from its junction with Aerospace Boulevard to provide a carriageway width of 7.3 metres. A 2 metre footway will also be provided on the western side of the carriageway to provide improved pedestrian access. Three new access points would be created from this upgraded highway. The sloping site and drainage constraints result in engineering works in the form of cut and fill in order that the existing drainage network has capacity to accommodate the difference in levels. The site is divided into three development areas one for each unit. The proposed floor levels of 68.20 for unit 1, 68.90 for unit 2 and 69.20 for units 3-5 require a retaining wall between units 1 and 3 and at the south west corner of the site to accommodate the difference in levels. It is also noted that proposed floor levels and maximum ridge heights serve to keep the proposed building heights below the aviation maximum levels across the site in relation to Farnborough Airport.

The application included a planning statement, a transport statement/travel plan, a flood risk assessment, an arboricultural survey, a flood risk assessment and drainage strategy, a landscape strategy, a design and access statement, an energy strategy report, a BREEAM

pre-assessment and a ground investigation report.

In January 2016 the Council formally confirmed that the proposed development is not EIA development within the meaning of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999. This was on the basis of the conclusion that the proposed development would not be likely to have significant effects on the environment by virtue of factors such as its nature, size or location, 16/00012/SCREEN

Consultee Responses

| | |
|--------------------------------------|---|
| Natural England | raises no objection to the proposal, offers standing advice and recommends biodiversity enhancements. |
| Environment Agency | advises that the environmental risks associated with this proposal relate to groundwater protection as the site lies in a secondary aquifer and pollution protection. It also advises that if infiltration drainage is proposed then it must be demonstrated that it will not pose a risk to groundwater quality. |
| Hampshire Fire & Rescue Service | advises that the development should be undertaken in accordance with Approved Document B5 and section 12 of the Hampshire Act 1983. It makes recommendations about access for high reach appliances, water supplies, sprinklers, fire fighting and the environment and the use of timber framed buildings. |
| Environmental Health | raises no objection to the proposal subject to conditions. |
| Planning Policy | raise no objection to the proposal. |
| Crime Prevention Design Advisor | makes recommendations relating to boundary treatment and landscaping |
| Surface Water Drainage Consultations | raises no objection in principle subject to a detailed SUDS strategy. |
| TAG | raises no objection to the proposal as long as the maximum height of the building does not exceed 17m including any chimneys, aerials etc. |
| Transportation Strategy Officer | raises no objection to the proposal. |
| Highways Agency | raises no objection to the proposal but recommends that opportunities are sought to reduce trips during peak periods to minimise any potential impacts on the Strategic Road Network, likely to be through the proposed travel plan to support the development |
| Arboricultural Officer | raises no objection to the proposal subject to the |

development taking place in accordance with the submitted details.

HCC Highways Development Planning raises no objection subject to securing a financial contribution towards transport and the submission/implementation/monitoring of a travel plan to include monitoring and provision of a surety mechanism to ensure implementation of the travel plan and the imposition of a condition requiring the submission of a construction method statement.

Thames Water Views awaited

Ecologist Officer Views awaited

Neighbours notified

In addition to posting a site notice and press advertisement, 193 individual letters of notification were sent to addresses in Aerospace Boulevard, Centrifuge Way, Farnborough Road including Farnborough Airport, Gladiator Way, Hercules Way, Honington Mews, Kenley Place and Lakeside Road Farnborough

Neighbour comments

Representations have been received from Helios 29 Hercules Way, 3 Hornchurch Square and 17 Merrill House, Kenley Place objecting to the proposal on the following grounds:

- the surrounding roads and area in general not suitable for any increase in HGV traffic;
- flawed Queens roundabout scheme makes no allowance for increase in HGV traffic;
- Lynchford Road not capable of sustaining any increase in HGV traffic;
- HGVs will not be able to manoeuvre around the mini roundabout between Aerospace Boulevard and Dingley Way;

Objection has also been raised by the Fleet and Church Crookham Society on the basis that Rushmoor has failed to consider housing on this site contrary to the duty to co-operate with Hart District Council in the context of the recent Hart Housing Consultation where Hart are having to consider housing shortfall from Hart because "Rushmoor claim that they do not have the sites available to provide their share of the housing to meet the SHMAA demand"

Policy and determining issues

This Key Employment site lies within Farnborough adjacent to Farnborough Airport in an area known as the Civil Enclave. As such policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP8 (Supporting Economic Development), CP10 (Infrastructure Provision), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) and "saved" policies ENV13 (Trees), ENV16 (Development on Major sites), ENV19-19.4 (Comprehensive landscape plans and long term maintenance), ENV21-22 (Adequate access and facilities/external areas), ENV43 (flood risk), ENV48 and ENV49 (Environmental Pollution and Noise), ENV52 (Light pollution), TR10 (transport and development) FA2 (Business Aerodrome Operational Area) and FA2.5(i) (Alternative land uses in the Business Aerodrome Operational Area)

relevant. The Council's supplementary documents on Car and Cycle parking standards (2012), Planning Contributions: Transport and Sustainable Design and Construction and the guidance contained in the National Planning Policy Framework/Practice Guidance are also relevant to the consideration of this proposal

The main determining issues are:

1. The principle of development;
2. Visual impact;
3. Impact on neighbours;
4. Flood risk and the water environment;
5. Nature conservation;
6. Transport and parking issues; and
7. Sustainable construction and renewable energy.

Commentary

1. The principle of the development -

The site is located within a defined Key Employment Area and has a long history of being identified as appropriate for employment development. The Head of Planning Policy and Conservation has been consulted on this application and advises that:

"The site falls within the settlement boundary, and is therefore subject to Policy SS1 (Spatial Strategy) of the Core Strategy, which directs new development to urban areas, whilst limiting strictly new development in the countryside. Policy SS1 sets out a list of "Key Employment Sites" (KES), within one of which (Farnborough Aerospace Park and Civil Enclave) the site the subject of this proposal falls. Policy SS1 directs major employment uses to town centres and KES, and sets out that the employment function of these sites will be protected and supported.

By virtue of the designation of the site as a KES, Policy CP8 (Supporting Economic Development) of the Core Strategy is relevant. This seeks to protect the KES for traditional B-class employment uses (falling within Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended)).

An assessment of Policy SS1 of the Core Strategy has concluded that it has a high level of consistency with the National Planning Policy Framework (NPPF), and remains relevant for decision making purposes. Policy CP8 has medium consistency with the NPPF, but this is by virtue of the second part of the Policy relating to employment sites outside the KES, and hence this part of the Policy is not relevant to this proposal. The first part of Policy CP8 is considered to have high consistency with the NPPF.

The Rushmoor Local Plan Review contains saved Policy FA2.5, which supports the use of the Civil Enclave for Business Use (Class B1) where the Council is satisfied that the site is no longer required for business aerodrome operational use.

Since the adoption of the Core Strategy, the Government has published the National Planning Policy Framework (NPPF, March 2012). This sets out a presumption in favour of "sustainable development", to which there are three dimensions: economic, social and environmental. In terms of the economic role that the planning system must perform, paragraph 7 of the NPPF states that it should be:

"...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."

Following the publication of the NPPF, the Council commissioned a Key Employment Sites Study (2012) to look in more detail at the function and operation of each of the Key Employment Sites, to help implement Policy CP8 of the Core Strategy. Importantly, this responds to paragraphs 7 and 22 of the NPPF by offering a qualitative analysis of the KES (rather than just the quantitative analysis provided by the ELR), and helps to ensure that the right employment sites with the right mix of uses are protected in the right locations to meet future economic growth needs over the Plan period.

It concludes that the highest level of protection against the loss of land at Farnborough Aerospace Park and the Civil Enclave to other, non-employment uses, should be sought through planning policy.

The Employment Land Review 2015 (ELR) (prepared jointly with Hart and Surrey Heath Councils, which together with Rushmoor Borough, form a Functional Economic Area (FEA)) identifies at Chapter 8 that in quantitative terms there is sufficient employment land to meet the needs of the FEA authorities up to 2032, for both industrial and office accommodation. However, this land supply position is considered to be the maximum case as over 90% of this supply originates from planning permissions that have not yet commenced and there is no guarantee that these permissions will be implemented. In the Borough, a significant proportion of the potential employment land is located on sites currently allocated as Key Employment Sites in the Core Strategy.

The ELR recommends the identification of Strategic and Locally Important Employment Sites through emerging Local Plans. Strategic Employment Sites are defined in the ELR as;

"Sites that are considered to fulfil a strategic function within the FEA and that have the greatest alignment to the Enterprise M3 priority sectors. In addition, sites that support or could support the FEA's core sectors such as business services and industrial and distribution sectors located along the A331/M3 corridor."

The ELR highlights that the supply of both development land for industrial uses and vacant industrial floorspace is in tight supply, with demand for units of all types and sizes. It notes the importance of protecting existing industrial sites, and encourages the development of suitable cleared land at established employment sites such as the Civil Enclave to help meet the needs of industrial sectors.

In June 2015, the Council published a Preferred Approach Local Plan. The draft planning policies contained in this Plan are based on the evidence provided by the joint Employment Land Review (2015).

Preferred Approach Policy PC1 - Economic Growth and Investment

Draft Policy PC1 sets out an approach that seeks to enable growth and retention of existing businesses within the Borough through the protection and regeneration of Strategic Employment Sites for B-class uses, and support for the delivery of infrastructure to contribute to the improvement of skills and education. The policies in the draft Local Plan seek to protect the majority of these sites to ensure a portfolio of employment sites and premises to meet future needs.

Preferred Approach Policy PC2 - Safeguarding the Strategic Employment Sites to support

core economic sectors

Draft Policy PC2 contributes towards meeting the future economic growth needs of the Borough and the wider Functional Economic Area by protecting and safeguarding Strategic Employment Sites against their loss to other, non B-class uses. Small scale proposals for changes of use to non-employment uses will be supported where they would provide complementary uses(s) (such as cafes and sandwich bars) that are not detrimental to the function and operation of the Strategic Employment Site. Farnborough Aerospace Park (including the Civil Enclave) is identified as a Strategic Employment Site mindful of the key role that it plays in the Borough's existing and future supply of employment land.

The site falls within the Farnborough Aerospace Park and Civil Enclave Key Employment Site. The saved RLPR Policy FA2.5 states that the redevelopment of the site for employment use would be acceptable provided the Council is satisfied that it is no longer required to support the operation of the Airport. Since the adoption of the RLPR, the Airport has transferred into private ownership, and the land at the Civil Enclave is not part of the operational area of the airfield. There is no objection in principle therefore to the use of the site for B-class activities.

Whilst Policy FA2.5 specifically refers to the use of the site for B1 use class, the more up to date planning policy context provided by the Core Strategy supports the protection and redevelopment of the site for B-class employment uses. Moreover, evidence prepared since its adoption in 2011, and in the national policy context provided by the NPPF, has demonstrated that the site continues to have a key role in the future supply of employment land in the Borough. Whilst a very early draft, this position is reflected in Preferred Approach Policies PC1 and PC2 of the draft Local Plan.

In this context, the mix of B-class uses proposed on the site, supported by ancillary office space provision, and the mix of size of units, is supported as it provides choice and flexibility for future occupiers. This application for the redevelopment of the Civil Enclave site for B-class uses is wholly supported. The proposal will make a valuable contribution to the supply of future employment floorspace in the Borough, and will support the provision of a mix of type and size of units to support future economic growth. As such the principle of development is considered to be acceptable subject to the consideration of the matters as set out below.

It is noted that the Fleet and Church Crookham Society have objected to the proposal on the basis that Rushmoor has failed to consider housing on this site contrary to the duty to co-operate with Hart District Council in the context of the recent Hart Housing Consultation where Hart are having to consider housing shortfall from Hart because "Rushmoor claim that they do not have the sites available to provide their share of the housing to meet the SHMAA demand".

In response to this objection the Planning Policy and Conservation Manager has advised that

"The site has a long history of being identified as appropriate for employment development, and this is now coming to fruition as reflected through the submission of this planning application for B-class uses. Saved policy FA2.5 of the Rushmoor Local Plan Review identifies the land as appropriate for an extension to the business use on Aerospace Park. The Rushmoor Core Strategy allocates the site as a Key Employment Site, reflecting its future role in the supply of land to meet the economic growth needs of the Borough over the Plan period to 2027. Postdating the adoption of the Core Strategy, the National Planning Policy Framework (NPPF) sets out that one of the core planning principles is that planning

should, "...Proactively drive and support sustainable economic development to deliver the homes, business and industrial units...that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area...Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land..." (paragraph 17) It is absolutely clear from this statement that it remains an important objective in achieving sustainable development that Local Plans allocate a mix of sites for not only housing, but also employment, retail, leisure and cultural activities, to provide a rich and balanced future community.

In order to respond to paragraph 22 of the NPPF, which requires that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of them being used for that purpose, the Council commissioned a Key Employment Sites (KES) Study. This looked in more detail at the "function" and "operation" of each of the KES, to factor in not only quantitative but also qualitative considerations. In November 2012, the KES Study concluded that the Civil Enclave provides a vital supply of new, small business orientated space in the north of the Borough... As such, the area should be protected..." (paragraph 6.74) This policy position was corroborated by the publication in April 2013 of the Enterprise M3 Local Economic Partnership's Commercial Property Market Study (CPMS), which identified land at "The Enclave" as a "prime market ready site". Moreover, during 2014, agents acting on behalf of the site's owners engaged with the Council in pre-application discussions for B-class employment uses on the site. Having regard to national planning policy and guidance, and informed by these market signals, the update to the Employment Land Review published in June 2015 concluded that the site was considered to fulfil a strategic role in the future supply of employment land in the Borough. This was reflected in the Preferred Approach Rushmoor Local Plan, whereby the Civil Enclave is proposed to be safeguarded as a Strategic Employment Site to support core economic sectors.

In this context, the strategy to continue to protect the site for employment use is firmly rooted in evidence, and the protection of the site has resulted in a policy compliant application for B-class development on the site."

2. Visual impact

The outline planning permission granted on this site in 2005 introduced a different pattern and form of development to the existing business park. It is recognised that the current proposal will be different in visual terms to both the large office buildings within Farnborough Aerospace Centre and the generally two storey buildings provided in Hercules Way in terms of footprint, appearance, height, width, depth and use of materials. In overall design terms they introduce buildings of a different scale and massing and materials which will alter the existing character of this part of the business park. The contemporary design of the buildings with the use of modern materials are proposed and demonstrate how the business park is evolving to meet the functional and practical requirements of the proposed B class uses whilst making a positive contribution to the character and appearance of the area. The constraints of the site in relation to site levels and the provision of drainage, will mean that, generally, buildings will be built at a higher level than natural ground level. Given the undeveloped nature of the site, which means any new building will have an impact on the character of the area, and the retention of structural landscaping on Aerospace Boulevard it is considered that the proposed site levels are acceptable. However as the SUDS scheme for this site has yet to be determined in detail, it is considered appropriate to impose conditions relating to levels to ensure a consistency of approach across the site/development. Subject to the imposition of conditions as set out above the proposal is

considered to be an acceptable design solution for this site and the wider business park area.

The established tree and shrub planting along the Aerospace Boulevard frontage is to be retained. When the hardsurfacing was created to serve the driving test centre, there was uncertainty when the adjoining land comprising the current application site would be developed. Given its large area and to safeguard the visual amenity of the area, a landscaped bund was created and planted to screen the testing area, although it is noted that the planting on the bund has struggled to establish. The proposal will result in the removal of this bund. Given its purpose was to mitigate the impact of the hardsurfaced area before redevelopment of the application site and as this area will now be screened by the proposed buildings, no objection is raised to the removal of this bund. The Arboricultural Officer has been consulted on this application. He confirms that the proposal would result in the loss of ten Lime trees, a semi mature Scots Pine and six groups of scrub trees of no merit. He is satisfied that these losses are to be mitigated by a scheme of replacement and landscape planting which may be secured by way of condition and as such raises no objection to the proposal on landscape grounds.

3. Impact on neighbours -

There are no residential occupiers in proximity to the development site. The proposed uses are not considered to give rise to unacceptable impacts in terms of noise and disturbance to adjoining commercial occupiers. It is noted that there are residential properties at the Queensgate development at the exit to the business park as vehicles would use either the Southern Access Road or the reconfigured Queens roundabout. Objection has been raised by residents on grounds of inappropriate development, additional noise and pollution caused by increased HGV traffic and the capacity of the local road network to cope. As set out above, the site has been identified for employment purposes for many years. However the potential impact from HGV traffic particularly at night is unclear. To ensure appropriate levels of amenity are retained for existing residents, it is considered appropriate to impose a condition precluding night time deliveries. It is noted that the County Highway Authority does not raise an objection in terms of capacity or ability to accommodate traffic generation associated with the development. Subject to the condition as set out above, no objection is raised to the proposal on residential amenity grounds.

4. Flood risk and the water environment -

The application has been considered by Hampshire as the Local Lead Flood Authority, the Head of Planning Policy and Conservation, the Environment Agency and Thames Water.

Hampshire advise that they have reviewed the following information in relation to the planning application:

- Flood Risk Assessment
- Ground Investigation report
- Site layout Plan

The proposals for the surface water drainage do show that a Sustainable Urban Drainage System (SuDS) could be installed. The general principles for the surface water drainage proposals are therefore acceptable but, they would recommend that further information on the proposals be submitted as part of a more detailed design phase.

Although the Flood Risk Assessment (FRA) discussed infiltration drainage as a possibility for

the site it is also mentioned that pollution exists in the ground and the ground investigation report states that the levels of pollution could cause harm to any water supply. Also the Council's Strategic FRA reports that, in Rushmoor, the majority of soils in the Borough are very permeable and the underlying geology is relatively impermeable leading to unacceptable ground water levels. It would therefore appear that soakaways cannot be used on this site without the consent of the Environment Agency and local Council engineer.

It is noted that the applicant has determined that the existing surface water drainage runs to the east into a private 1200mm diameter main under Dingley Way via two number 375mm spurs and to the north via a 225mm and 300mm spurs which discharges into the sewer infrastructure below the airport to the north of the site. The intention is to reuse these connections. Depending on local flood issues it may be prudent to direct the proposed flows to one, the other or both. The local Council should be able to advise if flooding is an issue. The final details should be clear on the directions of flow and recommend that a check should also be made to determine if any permissions are required for reconnection to any of the systems referred to.

With regard to water quality the applicant should consider the sensitivity of the receiving watercourse and system downstream and the number of treatment stages that may be required. Highway drainage, for instance, is likely to carry some pollution. CIRIA C753 - Chapter 4 Designing for water quality. The possible use of permeable paving and suitably sized petrol interceptors as discussed and if maintained appropriately will contribute to the cleaning of the water.

Previously developed sites should be designed so that the flows are close to the previous greenfield rate. Where this is not possible it should not exceed the existing runoff rate for the 1 in 1 year as well as the 1 in 100 year. Calculations demonstrating the runoff volume from the development in the 1 in 100 year, 6 hour rainfall should also be provided as a comparison with the existing and not exceed it.

Full details of the finalised site layout including the Sustainable Urban Drainage System storage location and construction details and the items referred to above should be submitted for approval by planning prior to commencement of construction on site.

The Planning Policy and Conservation Manager confirms that policy CP4 requires all new buildings, and the development of car parking and hard standing, to incorporate Sustainable Drainage Systems (SUDS) with the aim of returning runoff rates and volumes back to the original greenfield discharge to prevent flooding and to ensure the quality of local water.

The site area is 3.28 hectares, of which 50% of the existing site consists of grassed or planted areas, leaving 50% or 1.64 hectares of impermeable brownfield land. Due to the nature of the development works consisting of five number industrial units along with associated hard standing areas and limited green areas, there will be an increase in impermeable areas following completion of the development works.

An order of preference exists for drainage receptors. Infiltration drainage should be used where possible. Where this is not possible, or does not provide sufficient capacity, attenuated discharge to watercourses should be sought. Only where neither of these two options is available should discharge to sewers be considered, subject to approvals from the sewerage undertaker.

The report states that infiltration drainage will not be suitable on the site or will not provide a sufficient discharge rate. The investigations on site along with existing site drainage drawings

and CCTV surveys of the existing drainage confirm that the existing site discharges to offsite main carrier pipes which lie directly to the east in Dingley Way and to the north, into the sewer network and attenuation ponds within the Airport. It is proposed to reuse these outfall points. It is noted that the supporting Drainage Strategy recommends approaches rather than firmly committing to a scheme. As such, it is recommended that a full drainage strategy and associated plans are submitted for consideration prior to commencement of works.

The Environment Agency advises that advises that the environmental risks associated with this proposal relate to groundwater protection as the site lies in a secondary aquifer and pollution protection. It also advises that if infiltration drainage is proposed then it must be demonstrated that it will not pose a risk to groundwater quality.

Having regard to the above comments, the imposition of an appropriate drainage condition and subject to the views of Thames Water the proposal is considered to be acceptable in flood risk and drainage terms.

5. Nature conservation -

The site is adjacent to Farnborough Airport, areas of which are designated as Sites of Importance for Nature Conservation. Natural England and the Council's Ecologist have been consulted on this application. Natural England raises no objection to the proposal, refers to standing advice and notes the development may provide opportunities which are beneficial to wildlife. The Council's Ecologist has been consulted on this application and his views are awaited. Subject to the receipt of his views, no objection is raised to the proposal on nature conservation grounds.

6. Transport and parking issues -

A Transport Assessment (TA) has been submitted with this application which considers the likely trip generation associated with the proposed development and the likely impact of the development on the surrounding road network. It also discusses the availability of other modes of transport including public transport and pedestrian/cycle facilities. The County Highway Authority has been consulted on this application and sought further information of the potential impact of the proposal on the Government House Road/Queensgate Road signalised junction upon Queens roundabout and the Lynchford Road/Alexandra Road/Queens Avenue roundabout and the daily increase in heavy commercial vehicles (HCVs) using Government House Road. The applicant has provided the requested information and the County Highway Authority were satisfied that the approved development would not have a materially detrimental impact on the operation of the local highway network within Hampshire.

A transport contribution of £175,000 has been agreed with the applicant towards the following measures:

- maintaining bus services;
- road safety improvement measures for cyclists along the A325 and
- pedestrian and cycle link improvements to North Camp Railway Station via Lynchford Road.

A Staff Framework Travel Plan was submitted in support of the application which was subsequently updated. Subject to securing the transport contribution as set out above and the submission of a full travel plan together with approval and monitoring fees and provision of a surety mechanism to ensure implementation of the Travel Plan by way of legal

agreement, the County Highway Authority raise no objection to the proposal. The applicant is in the process of completing the requisite agreement.

The Council's Transportation Strategy Officer has been consulted on this application and confirms that the application is supported by a full transport assessment) which includes details of car parking, vehicle swept paths and layout considerations. The TA refers to the Hampshire County Council Parking standards which are consistent with the parking standard for Rushmoor which require a maximum of 1 space for 45m² for B1/B2 use (1 space for 30m² of B1 office), 1 space for 90m² of B8 use. It is understood that the proposal is for a flexible use of the 5 units and the TA includes at Table 3.1 an analysis of the parking requirements for each of the units with a mix of uses. For each of the units which are of different sizes the TA states that it is proposed to provide parking as follows; Unit 1 (5469m²) 71 spaces including 4 disabled (although the site layout shows 80 spaces for this unit), Unit 2 (3985m²) 51 spaces including 3 disabled, Unit 3 (1472m²) 18 spaces including 2 disabled, Unit 4 (1609m²) 14 spaces including 2 disabled and Unit 5 (1954m²) 20 spaces including 2 disabled. These parking numbers are all less than the maximum standard that would be required for B1/B2 use but are in excess of that required for B8 use; in view of the proposed flexible use of the units all of which will include an element of B8 storage floor space he is satisfied that this meets our maximum parking standard.

It is proposed to provide cycle parking to meet Rushmoor standards, the accommodation will be secure and covered. It is noted that no particular allowance has been made for motorcycle parking however there is capacity in car spaces if there was a need.

Looking at the parking layout he advises that the parking spaces meet the minimum size dimensions (2.4m x 4.8m with 6m aisles). The site layout has kept separation between the loading areas and the parking areas, which will be important if the expected uses include trips from external customers. The TA includes a swept path analysis for a 16.5m length articulated vehicle which demonstrates access to the loading areas and that there is space for turning and accessing such vehicles.

The vehicular access into the site from Dingley Way uses one existing access point to Unit 1 and the formation of two further access points to serve the other units, the central access providing the service access to all of the other units. It is understood from the submitted drawings that this section of Dingley Way will be constructed to provide a full 6m carriageway as this is within the red line of the submitted drawings (this road is not adopted highway). The TA includes confirmation of the sight lines that will be available for the vehicular accesses into the new development which are in accordance with the requirements of DTp Manual for Streets.

Having regard to the above and subject to the completion of the requisite legal agreement and imposition of appropriate conditions relating to the provision of access/parking and a construction method statement no objection is raised to the proposal on highway or transportation grounds.

7. Sustainable Construction and Renewable Energy -

Policy CP3 states that all major development should demonstrate how they will be completed in accordance with the BREEAM "Very Good" standard unless it can be demonstrated that it would not be technically feasible or financially viable. The Head of Planning Policy has been consulted on this issue and advises that:

"The Pre-Assessment report provided in support of the planning application is focused on a

Shell and Core Assessment, where areas of the development are not fully-fitted. In such situations, the performance of the building and compliance with BREEAM is verified based on the developer's scope of works only.

The Pre-Assessment provided states that a score of 55.05% could be attained for the Shell and Core, equivalent to a rating of Very Good . This BREEAM ACHIEVABLE scheme is defined as what the Baseline project could most likely achieve under the current design proposals taking into account minor modifications to the design/specification. However, this would not provide a safe buffer margin over the Very Good threshold (55%) of at least 5% and may result in the scheme, once built, failing to achieve the appropriate rating.

Moderate improvements to the performance of the building show that there is scope to achieve further credits and attain a score of 67.57%, comfortably above the Very Good threshold of 55% and allowing for a safe buffer margin in excess of 5%.

In light of the above information, Planning Policy would expect the planning permission to include a condition that reflects the fact that a Very Good rating has been demonstrated to be achievable, as set out in the Pre-Assessment report, and the Council will require evidence of attainment e.g. a compliance report/certificate, prior to the occupation of the units. Subject to this condition no objection is raised to the proposal in terms of policy CP3.

In conclusion it is considered that the proposal will be a benefit to the business community, support the ongoing development of the business park and reflect the objectives of the development plan to encourage and guide development within the Borough.

Extension of Time

Due to the time required to complete the additional work for the transport assessment a request has been received from the applicant to extend the time for the determination of this application to 6 May 2016 to enable the legal agreement to be completed. This has been agreed.

FULL RECOMMENDATION

It is recommended that SUBJECT to the views of Thames Water and the Council's Ecologist raising issues not previously considered and the completion of a satisfactory legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure a transport contribution of £175,000 as set out above and the submission, approval and future operation of a travel plan to include appropriate provision for further monitoring of the plan the Head of Planning in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the conditions and informatives set out below

- 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 Notwithstanding any information submitted with the application, 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.*

- 3 Notwithstanding any information submitted with the application 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.*

- 4 Notwithstanding any details submitted with the application 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, roads 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 and the provision of an acceptable drainage strategy for the site.*

- 5 Before first occupation of the development the boundary treatment for the development hereby approved shall be carried out and retained in accordance with the details as shown on drawing number 30272-PL-108 B.

Reason - In the interests of amenity.*

- 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 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.*

- 8 The landscaping scheme as shown on drawing number 03 shall be implemented in full prior to the first use of any part of the development or the first available planting season whichever is the sooner and thereafter maintained in accordance with the soft landscape works, maintenance and management statement prepared by Barry Chinn Associates dated 12 November 2015. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting 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 and in the interests of biodiversity

- 9 No unit shall be occupied until the car parking facilities shown on the approved plans relevant to that unit have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development). *

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

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

Reason - In the interests of amenity.

- 11 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

- 12 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any part of the building is to be demolished during the bird breeding season (March-September inclusive) it should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds

- 13 No part of the development hereby approved shall be used or occupied until the revised access arrangements as shown on the approved plans have been completed and made available for use.

Reason - To ensure adequate means of access is available to the development

- 14 Prior to the occupation of the unit to which they relate, cycle parking shall be provided and made available as shown on drawing number 30272-PI-101 C and as set out in paragraph 3.3.5 of the Transport Assessment by WSP dated December 2015 and thereafter retained for their designated purpose.

Reason - To promote alternative modes of transport

- 15 Notwithstanding any details submitted with the application 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 use of any part of the development to which it relates and thereafter retained unless otherwise agreed in writing.

Reason - In the interests of the visual amenities of the area and having regard to the proximity of Farnborough Airport

- 16 Within 6 months of the date of completion of the development a verification report shall be submitted which demonstrates that the development has achieved BREEAM "Very Good" standard

Reason - To promote sustainable development in accordance with policy CP3 of the Rushmoor Core Strategy.

- 17 Prior to the commencement of development, and notwithstanding any details submitted with the application, a detailed Sustainable Drainage Systems (SUDS) strategy 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 that part of the development to which they relate and retained in perpetuity.

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

- 18 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.*

- 19 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended and the Town and Country Planning (General Permitted Development (England) Order 2015 as amended or as subsequently re-enacted, the office accommodation within the development shall not exceed the following areas (GIA) without the prior approval of the Local Planning Authority:

Unit 1 1033 sq m
Unit 2 848 sq m
Unit 3 161 sq m
Unit 4 162 sq m and
Unit 5 162 sq m

Reason - To ensure an appropriate mix of development on the site and to ensure satisfactory car parking provision is available to serve the development

- 20 There shall be no deliveries to, or collections from, the development between the hours of 11pm and 7am.

Reason - To safeguard the amenities of residents within the Queensgate development

- 21 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended and the Town and Country Planning (General Permitted Development (England) Order 2015 as amended or as subsequently re-enacted, the uses within the development shall be for Use Class B1(b) or (c), B2 or B8 purposes only.

Reason - To safeguard the site's designation as a Key Employment site, in the interests of visual and residential amenity and nature conservation and to ensure satisfactory parking provision is made available to serve the development

- 22 The permission hereby granted shall be carried out in accordance with the following approved drawings - 30272-PL-100 A, 101 C102 D, 103 B, 104 B, 105 B, 106 C, 107 C, 108 B, 15-121/352 rev P1, 15023 OGL rev 1, 02, 03, 04 and 05

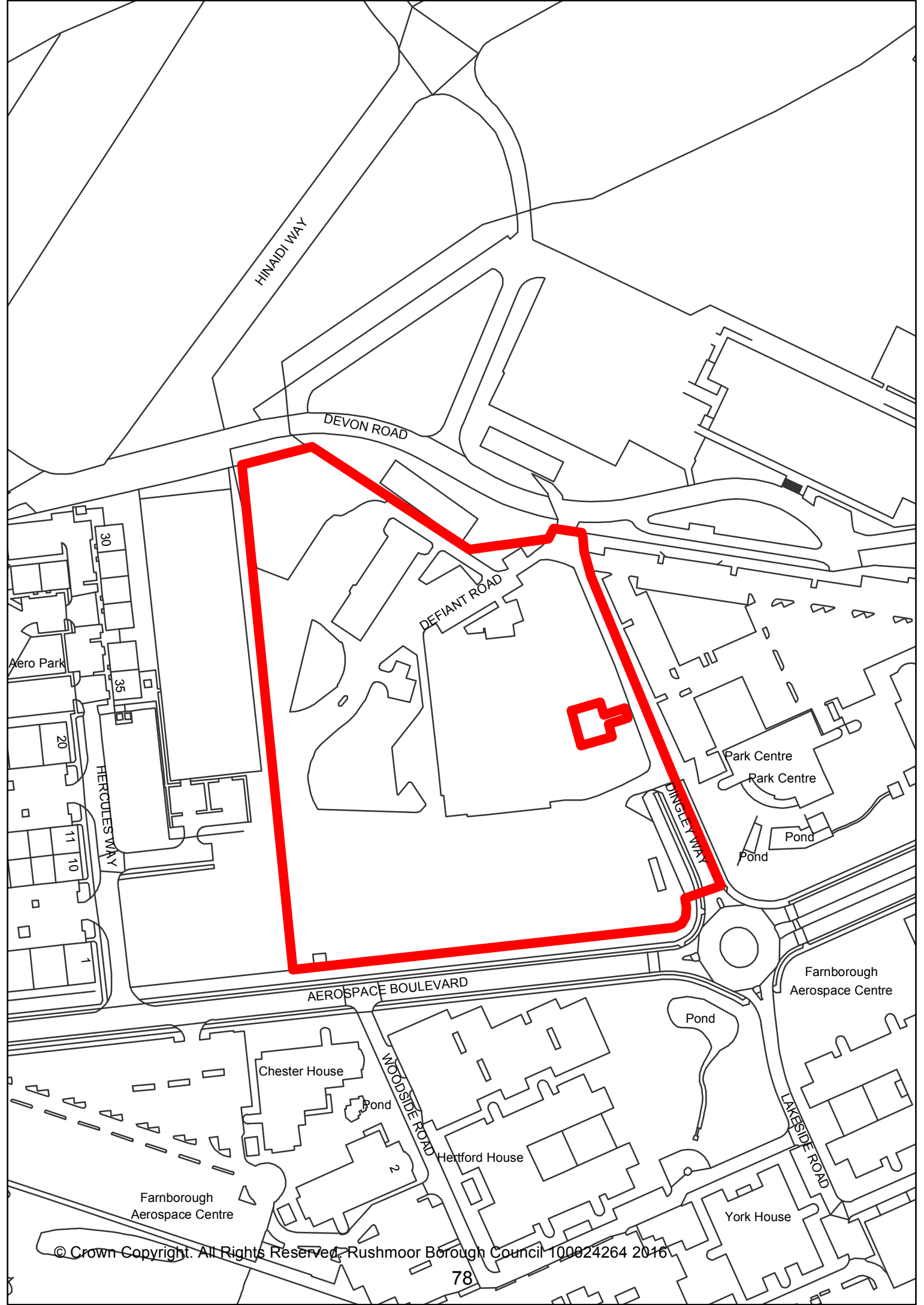
Reason - To ensure the development is implemented in accordance with the permission granted

Informatives

- 1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, 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.

- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because it is considered that the proposal will be a benefit to the business community, support the ongoing development of the Business Park and reflect the objectives of the development plan to encourage and guide development within the Borough. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These conditions 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. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 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 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.
- 7 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 County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 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 - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 10 INFORMATIVE - Future occupiers of the development should be made aware that aircraft approaching and departing TAG Farnborough Airport could be seen, and (dependent on weather conditions and ambient noise from other sources) heard from the application site.
- 11 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.
- 12 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.
- 13 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
- 14 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.
- 15 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.



HINAIDI WAY

DEVON ROAD

DEFIANT ROAD

HERCULES WAY

JINGLEY WAY

AEROSPACE BOULEVARD

WOODSIDE ROAD

LAKESIDE ROAD

Aero Park

Park Centre

Park Centre

Pond

Pond

Pond

Pond

Chester House

Hertford House

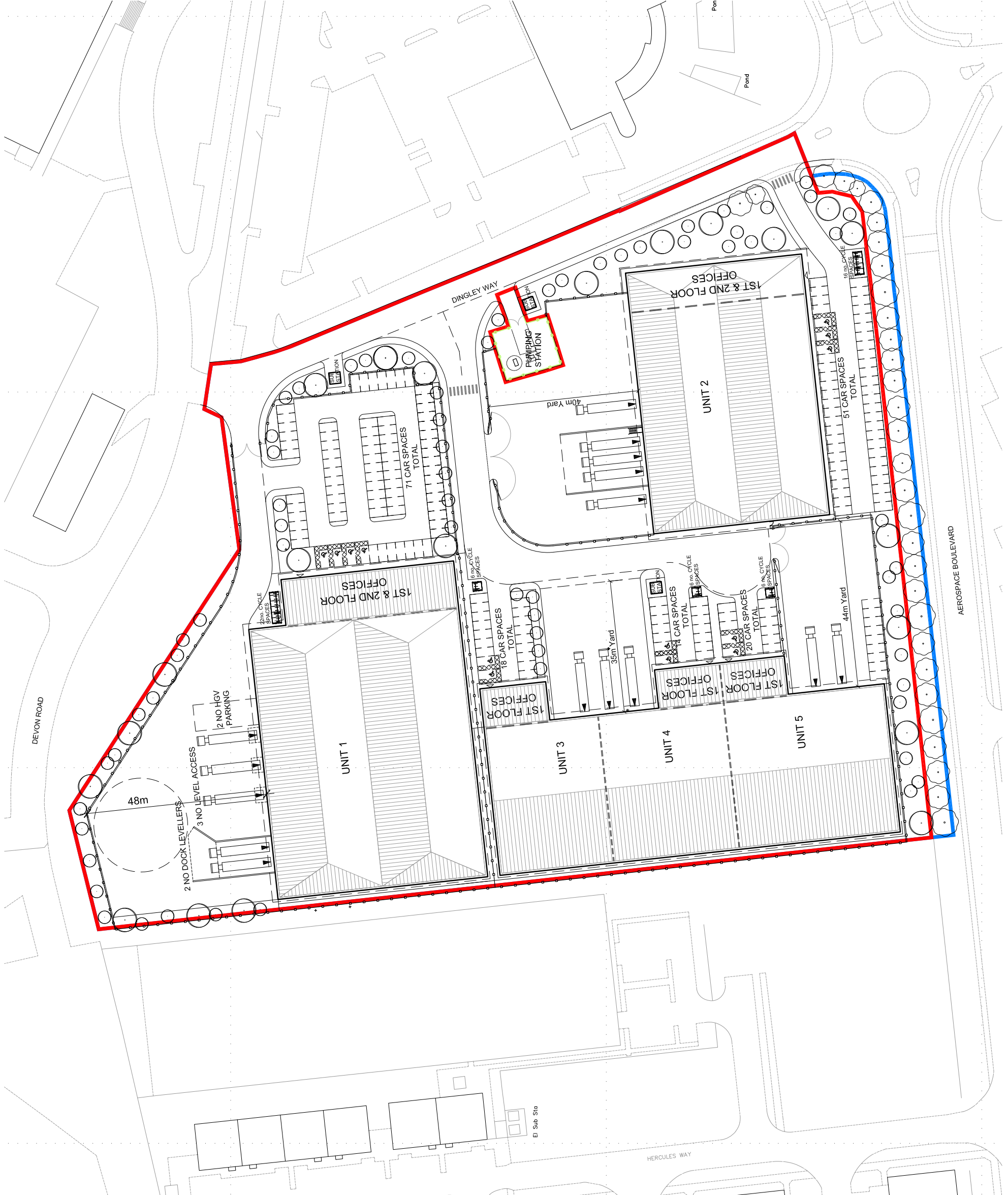
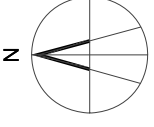
York House

Farnborough Aerospace Centre

Farnborough Aerospace Centre

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| REV | DATE | NOTE | BY | CHK |
|-----|------------|---|------|-----|
| C | 08.12.2015 | Warehouse undercroft shown to GF Unit 1, area schedule updated, Unit 3-5 sub-station moved, pedestrian gate added to Unit 2, Unit 3 & 4 parking amended | AC | AC |
| B | 18.11.2015 | Area schedule updated to suit revised Unit 2 core | AH | AC |
| A | 12.11.2015 | Landscape note added, trees updated, additional loading door to Unit 4 | AH | AC |
| - | 10.11.2015 | Draft issue | AH | AC |
| | | | DRWN | CHK |

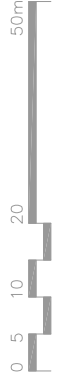


MICHAEL SPARKS ASSOCIATES
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TITLE
 AEROSPACE BOULEVARD
 FARNBOROUGH
DRAWING
 SITE LAYOUT PLAN
CLIENT
 CANMOOR DEVELOPMENTS LTD.

| | | | | | |
|-----------------------|----------------|----------------|----------|--------------|----|
| DATE | OCTOBER 2015 | SCALE | 1:500@A1 | DRAWN | AH |
| STATUS | PLANNING | CHECKED | | AC | |
| DRAWING NUMBER | 30272-PL-101 C | | | | |



PLEASE NOTE THAT LANDSCAPING IS INDICATIVE. PLEASE REFER TO THE LANDSCAPE ARCHITECTS DRAWINGS FOR DETAILED PROPOSALS.

SITE LAYOUT PLAN
 1:500



Import Construction Volumes

Building

| Item | Area(m ²) | Thickness (m) | Volume(m ³) |
|---------------|-----------------------|---------------|-------------------------|
| Concrete slab | 12,707 | 0.20 | 2,541 |
| Type 1 | 12,707 | 0.15 | 1,906 |
| 6f2 | 12,707 | 0.15 | 1,906 |
| Total | | 0.50 | 6,353 |

Service yard

| Item | Area(m ²) | Thickness (m) | Volume(m ³) |
|---------------|-----------------------|---------------|-------------------------|
| Concrete slab | 7,046 | 0.19 | 1,339 |
| Type 1 | 7,046 | 0.10 | 705 |
| 6f2 | 7,046 | 0.15 | 1,057 |
| Total | | 0.44 | 3,101 |

Car parking

| Item | Area(m ²) | Thickness (m) | Volume(m ³) |
|--------------|-----------------------|---------------|-------------------------|
| AC | 1,882 | 0.10 | 188 |
| Type 1 | 1,882 | 0.20 | 376 |
| 6f2 | 1,882 | 0.15 | 283 |
| Total | | 0.45 | 847 |

Access road

| Item | Area(m ²) | Thickness (m) | Volume(m ³) |
|--------------|-----------------------|---------------|-------------------------|
| AC | 3,652 | 0.20 | 730 |
| Type 1 | 3,652 | 0.15 | 548 |
| 6f2 | 3,652 | 0.15 | 548 |
| Total | | 0.5 | 1,826 |

Permeable paving

| Item | Area(m ²) | Thickness (m) | Volume(m ³) |
|--------|-----------------------|---------------|-------------------------|
| Paving | 1,885 | 0.45 | 848 |

Total area of site = 3,2800m²

Total impermeable area = 27,172m²

Total import construction material volume = 12,975m³

Total type 1 material requirement = 3,535m³
Total 6f2 material requirement = 3,794m³

Total type 1 & 6f2 material required = 7,329m³



1. Demolished materials

a). Demolition of existing concrete hard standing (16,400m²) to an assumed depth of 200mm = 3,300m³

The demolished materials crushed & graded to utilise as type 1 & 6f2 materials for foundation layers.

b). Net import/export to type 1 & 6f2 material = Total material required for type 1 & 6f2 – Crushed & graded material volume

$$7,329 - 3,300 = 4,029\text{m}^3 \text{ (Import Required)}$$

2. Earth works

a). Cut & Fill has been calculated using existing ground surface Vs Finished surface level

| Cut and Fill | |
|--------------|-----------------------------------|
| Cut = | 2,030 m ³ |
| Fill = | 8,537 m ³ |
| Net = | 6,507 m³ (fill) |

An equivalent fill of 3,300m³ (demolished volume) and about 4,920m³ (300mm of top soil strip volume) to be added to the fill.

Final cut & fill = Net cut/fill + 3,300 + 4,920 = 14,727m³ (Fill)

b). Export/import earthwork = Net cut/fill – Total import material volume.

$$14,727 - 12,975 = 1,752\text{m}^3 \text{ (Import)}$$

c). Net export/import earthwork = 1(b) + 2(b)

$$4,029 + 1,752 = 5,781\text{m}^3 \text{ (Import)}$$

| Elevations Table | | | |
|------------------|-------------------|-------------------|-----------------|
| Number | Minimum Elevation | Maximum Elevation | Color |
| 1 | -2.000 | -1.500 | Red |
| 2 | -1.500 | -1.000 | Orange |
| 3 | -1.000 | -0.500 | Yellow |
| 4 | -0.500 | 0.000 | Light Green |
| 5 | 0.000 | 0.500 | Green |
| 6 | 0.500 | 1.000 | Dark Green |
| 7 | 1.000 | 1.500 | Very Dark Green |
| 8 | 1.500 | 2.000 | Black |

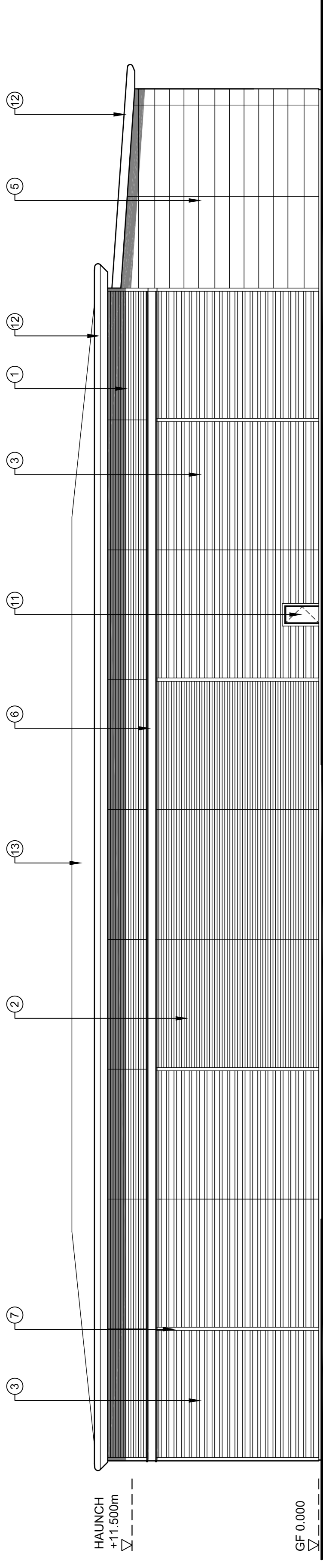
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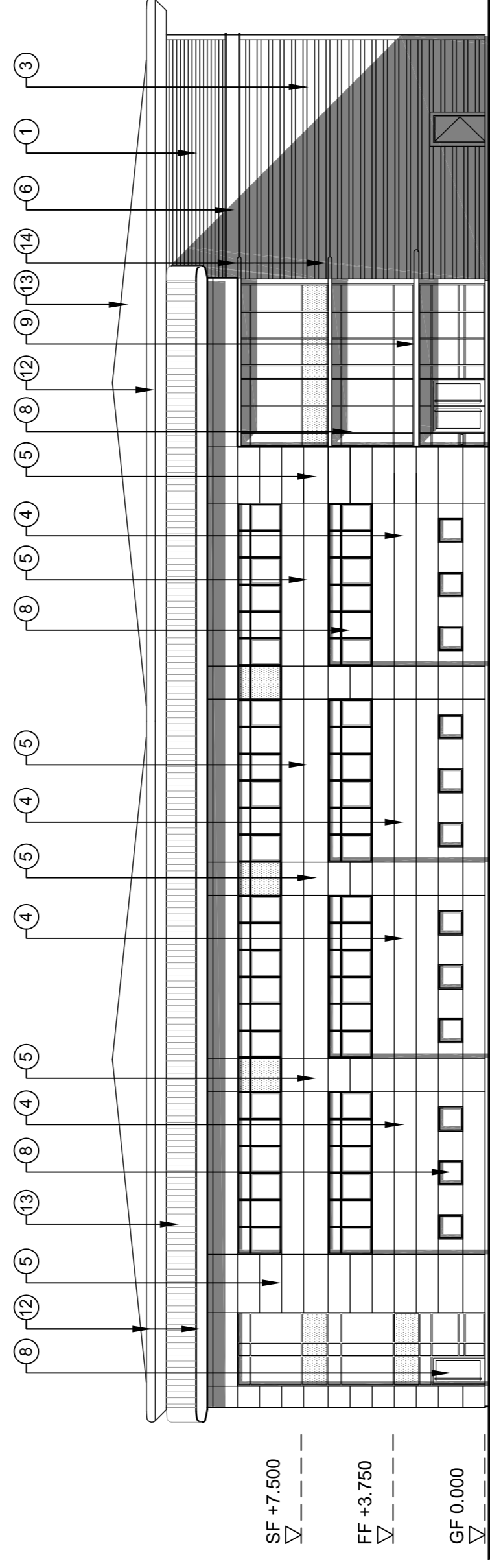
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 AEROSPACE BOULEVARD
 FARNBOROUGH

Date: 01.12.2015 SA
 Scale: 1:500 @ A1

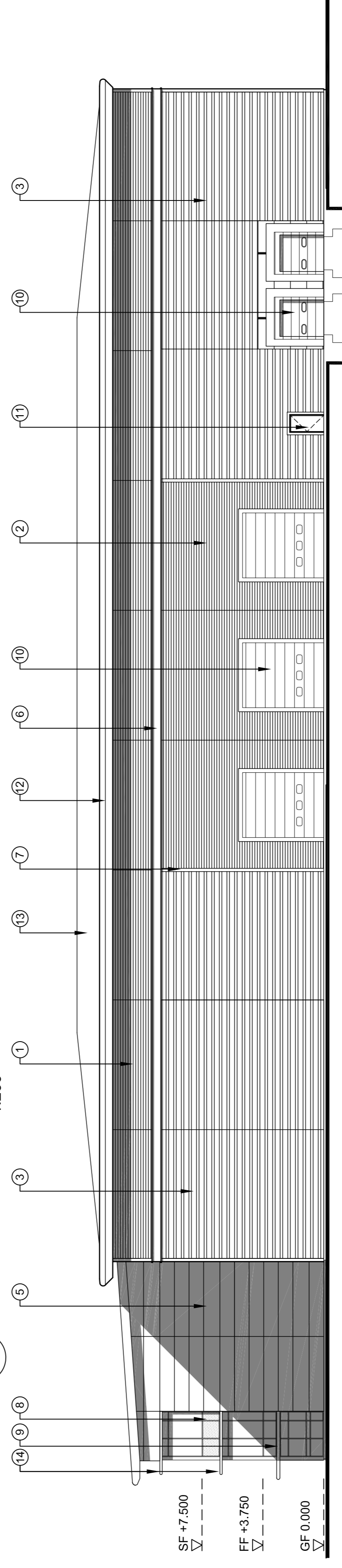
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 Rev: P1



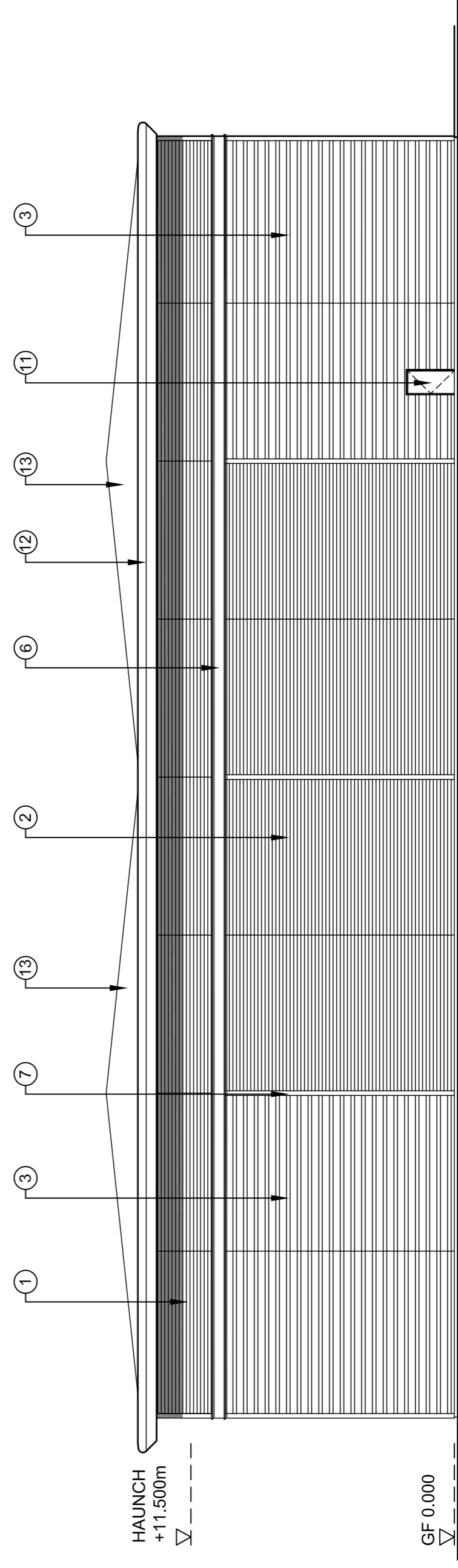
01 SOUTH ELEVATION
1:200



02 EAST ELEVATION
1:200



03 NORTH ELEVATION
1:200



04 WEST ELEVATION
1:200

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SCHEDULE OF FACING MATERIALS

| | | |
|---|---------------------------|--|
| ① | Profiled Wall Cladding 1 | Horizontally laid sinusoidal profiled steel cladding Finish: TaTa Colourocoat Prima: Silver Metallic. RAL 9006 |
| ② | Profiled Wall Cladding 2 | Horizontally laid sinusoidal profiled steel cladding Finish: TaTa Colourocoat Prima: Grey Aluminium. RAL 9007 |
| ③ | Profiled Wall Cladding 3 | 1000 x 32W horizontally / vertically laid (as drawn) trapezoidal profiled steel cladding. Finish: TaTa Colourocoat Prima: Silver Metallic. RAL 9006 |
| ④ | Flat Panel Wall Cladding | Flat metal faced composite cladding panels Finish: TaTa Colourocoat Prima Colour: RAL 7016 (Anthracite) |
| ⑤ | Flat Panel Wall Cladding | Flat metal faced composite cladding panels Finish: TaTa Colourocoat Prima Colour: Zeus (Metallic Dark Grey) |
| ⑥ | Horizontal Feature Band | Recessed horizontal feature band 600mm high Colour: TaTa Colourocoat Prima: Silver Metallic. RAL 9006 |
| ⑦ | Recessed Vertical Joint | Recessed vertical joint 200mm wide Colour: to match adjacent cladding |
| ⑧ | Curtain Walling / Windows | Clear Anti-Sun double glazing in polyester powder coated aluminum curtain walling system. Colour: Stone Grey RAL 7012. Ceramic backed glazing to floor zones (brown tinted). |
| ⑨ | Canopy | Powder coated aluminum entrance canopy with bullnose edge Finish: Polyester Powder Coat Colour: Metallic Silver RAL 9006 |
| ⑩ | Loading Doors | Aluminum faced composite section doors Finish: TaTa Colourocoat Prima: Silver Metallic. RAL 9006 |
| ⑪ | Personnel Doors | Steel faced section doors Finish: TaTa Colourocoat Prima: Silver Metallic. RAL 9006 |
| ⑫ | Eaves/verge flashing | Powder coated aluminum eaves/verge flashing and soffits Colour: TaTa Colourocoat Prima: Silver Metallic. RAL 9006 |
| ⑬ | Roof | 1000 x 32W corrugated steel roof decking with GSP soffits Finish: TaTa HPS200 Colour: Greening Grey RAL 7038 |
| ⑭ | Bribe Soffit | Powder coated aluminum ribbed soffit with bullnose edge Finish: Polyester Powder Coat Colour: Metallic Silver RAL 9006 |

| REV | DATE | NOTE | AH | AC |
|-----|------------|---|------|-------|
| B | 11.12.2015 | Cladding 4 colour changed | AH | AC |
| A | 08.12.2015 | Bribe soffit added to reception glazing, cladding 4 colour changed on materials schedule | AH | AC |
| - | 23.10.2015 | Draft issue | AH | AC |
| | | | DRAW | CHECK |



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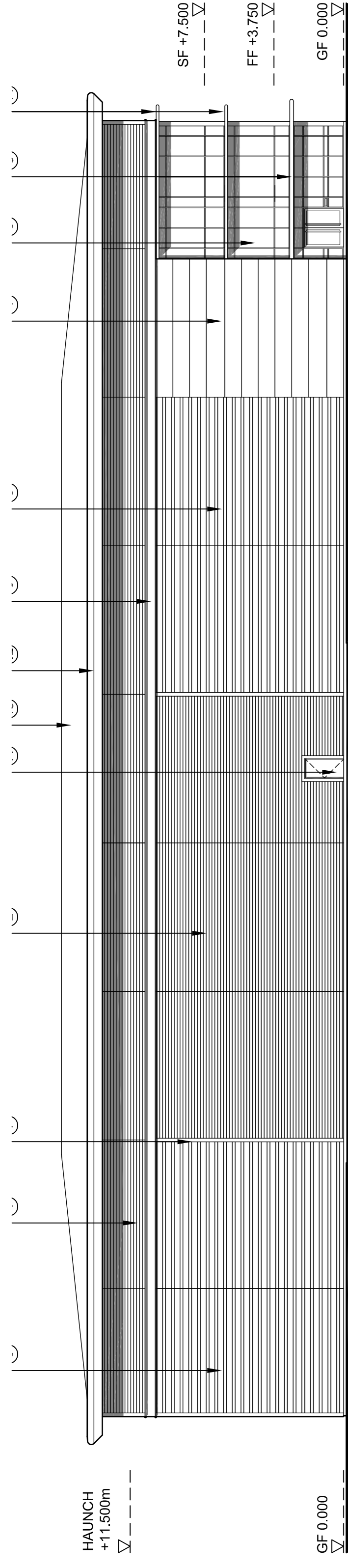
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**AEROSPACE BOULEVARD
 FARNBOROUGH**
 DRAWING
UNIT 1 - ELEVATIONS
 CLIENT
CANMOOR DEVELOPMENTS Ltd.

DATE
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 SCALE
 1:200@A1
 DRAWN
 AH

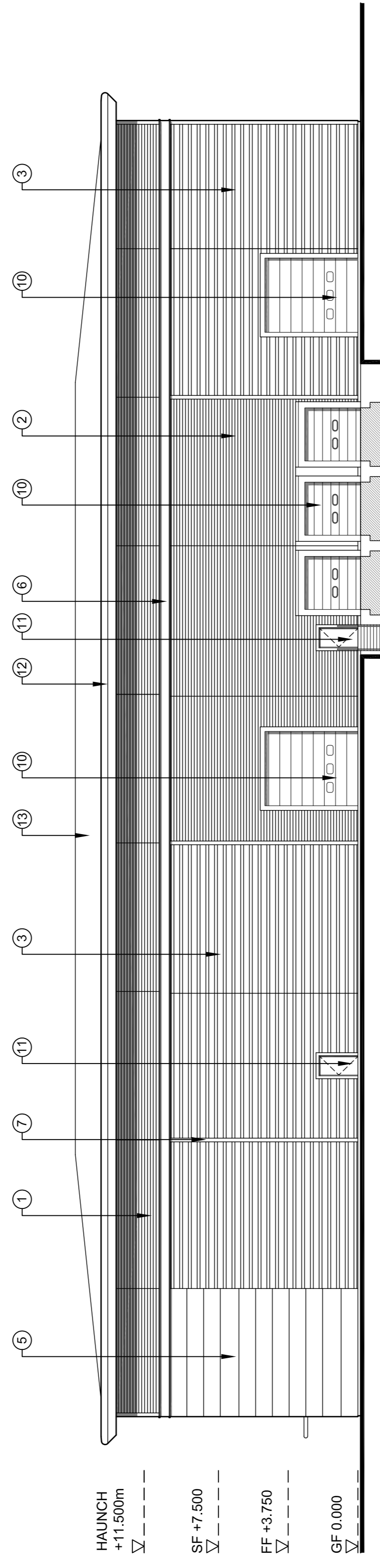
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DRAWING NUMBER
30272-PL-105 B

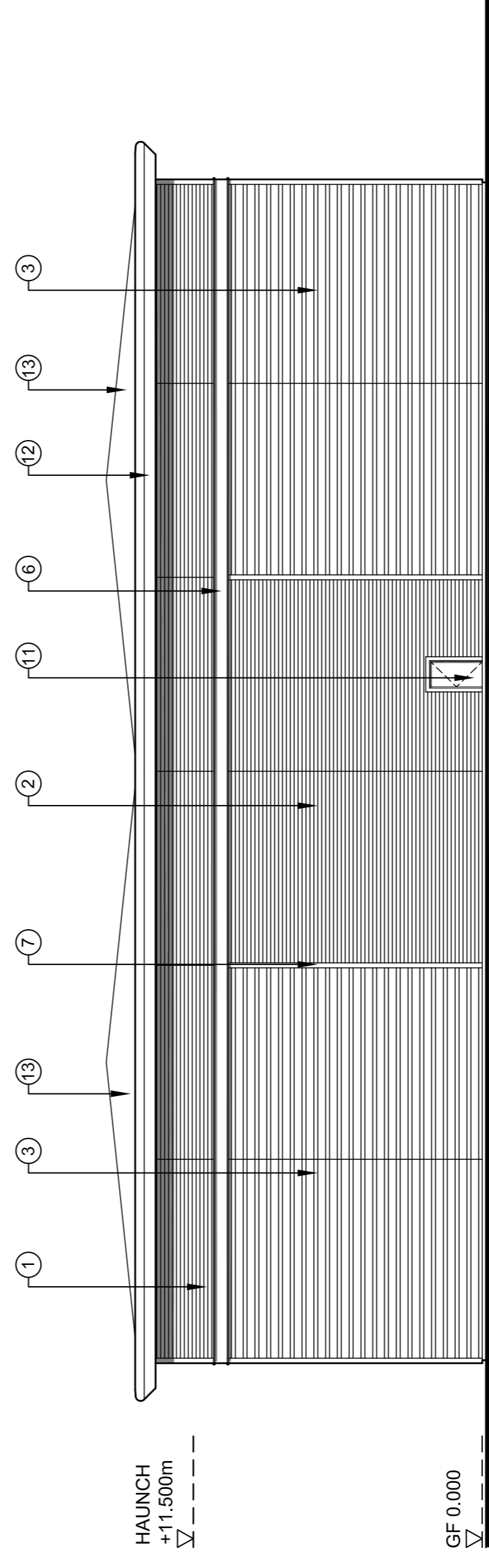




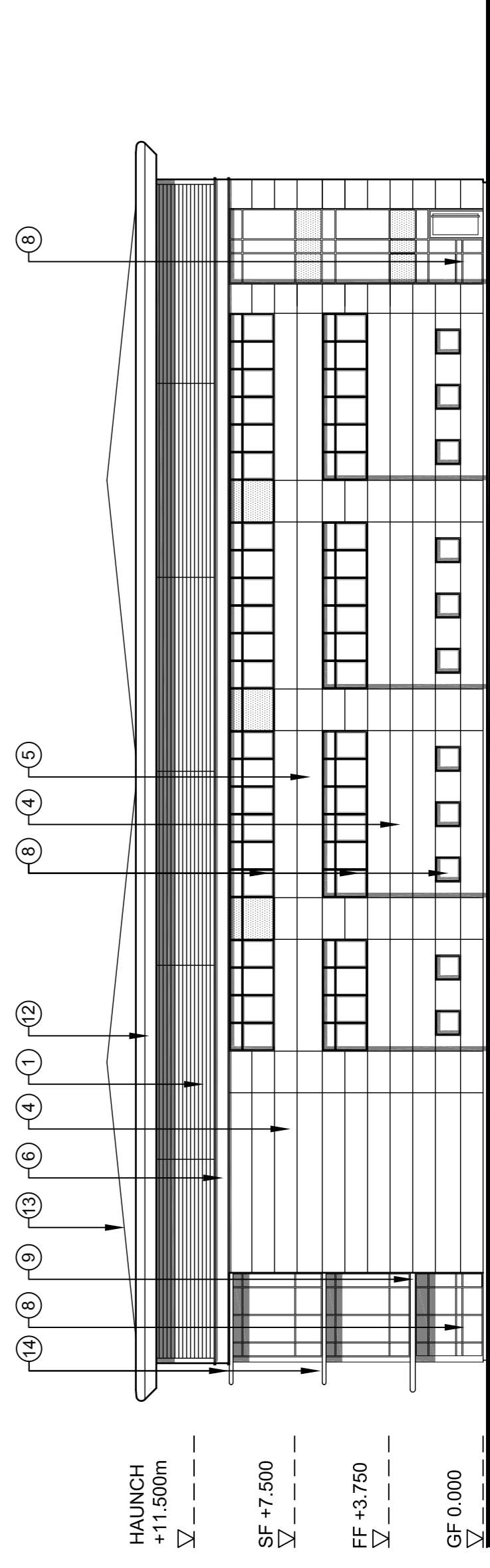
04
106
SOUTH ELEVATION
1:200



03
106
NORTH ELEVATION
1:200



02
106
WEST ELEVATION
1:200



01
106
EAST ELEVATION
1:200

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SCHEDULE OF FACING MATERIALS

| | | |
|---|---------------------------|--|
| ① | Profiled Wall Cladding 1 | Horizontally laid sinusoidal profiled steel cladding Finish: Tata Colourocoat Prisma: Silver Metallic. RAL 9006 |
| ② | Profiled Wall Cladding 2 | Horizontally laid sinusoidal profiled steel cladding Finish: Tata Colourocoat Prisma: Grey Aluminium. RAL 9007 |
| ③ | Profiled Wall Cladding 3 | 1000 x 32W horizontally / vertically laid (as drawn) trapezoidal profiled steel cladding. Finish: Tata Colourocoat Prisma: Silver Metallic. RAL 9006 |
| ④ | Flat Panel Wall Cladding | Flat metal faced composite cladding panels Finish: Tata Colourocoat Prisma Colour: RAL 7016 (Anthracite) |
| ⑤ | Flat Panel Wall Cladding | Flat metal faced composite cladding panels Finish: Tata Colourocoat Prisma Colour: Zeus (Metallic: Dark, Grey) |
| ⑥ | Horizontal Feature Band | Recessed horizontal feature band 600mm high Colour: Tata Colourocoat Prisma: Silver Metallic. RAL 9006 |
| ⑦ | Recessed Vertical Joint | Recessed vertical joint 200mm wide Colour: to match adjacent cladding |
| ⑧ | Curtain Walling / Windows | Clear Anti-Sun double glazing in polyester powder coated aluminum curtain walling system. Colour: Stone Grey RAL 7012. Ceramic insulated glazing to floor zones (in room zones). |
| ⑨ | Canopy | Powder coated aluminum entrance canopy, with bullnose edge Finish: Polyester Powder Coat Colour: Metallic Silver RAL 9006 |
| ⑩ | Loading Doors | Aluminum faced composite section doors Finish: Tata Colourocoat Prisma: Silver Metallic. RAL 9006 |
| ⑪ | Personnel Doors | Steel faced section doors Finish: Tata Colourocoat Prisma: Silver Metallic. RAL 9006 |
| ⑫ | Eaves/verge flashing | Powder coated aluminum eaves/verge flashing and soffits Colour: Tata Colourocoat Prisma: Silver Metallic. RAL 9006 |
| ⑬ | Roof | 1000 x 32W vertically laid roof decking with GFRP soffits Finish: Tata HPS200 Colour: Greening Grey RAL 7038 |
| ⑭ | Briser Steel | Powder coated aluminum brise soleil with bullnose edge Finish: Polyester Powder Coat Colour: Metallic Silver RAL 9006 |

| | | | | |
|-----|------------|---|------|-------|
| C | 11.12.2015 | Cladding 4 colour changed | AH | AC |
| B | 08.12.2015 | Brise soleil added to reception glazing, cladding 4 colour changed on materials schedule | AH | AC |
| A | 18.11.2015 | East elevation glazing updated to suit revised core | AH | AC |
| - | 09.11.2015 | Draft issue | AH | AC |
| REV | DATE | NOTE | DRAW | CHECK |



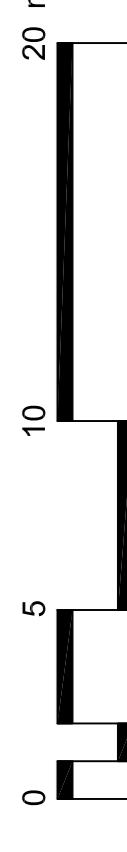
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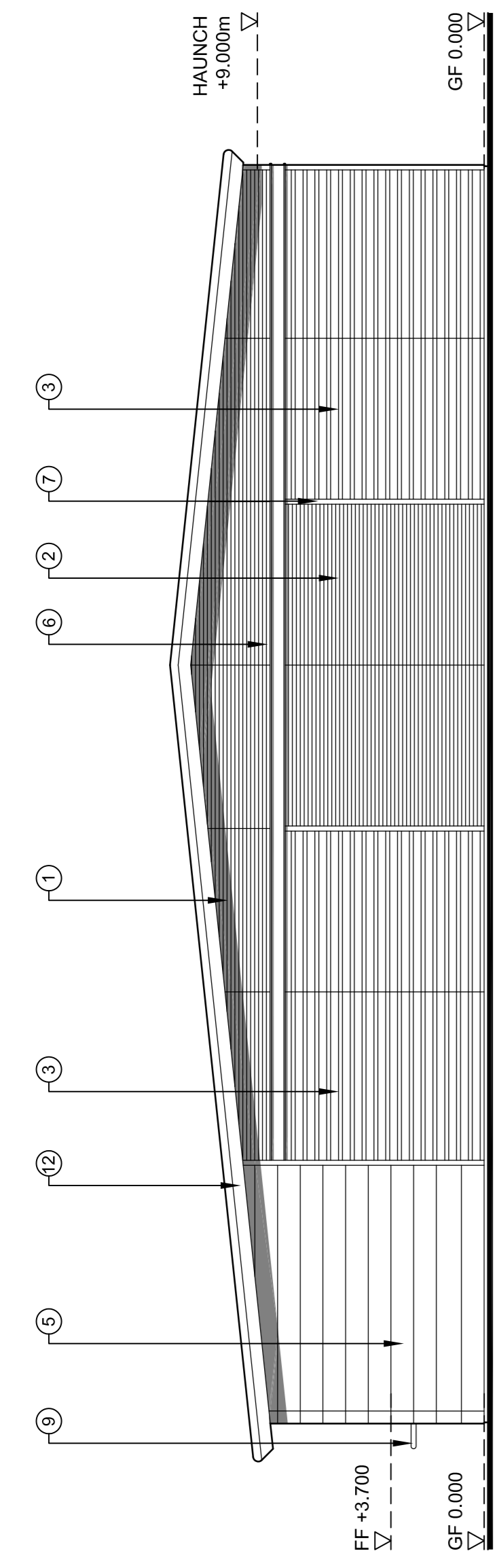


TITLE
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UNIT 2 - ELEVATIONS
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 STATUS
 PLANNING
 CHECKED
 AC

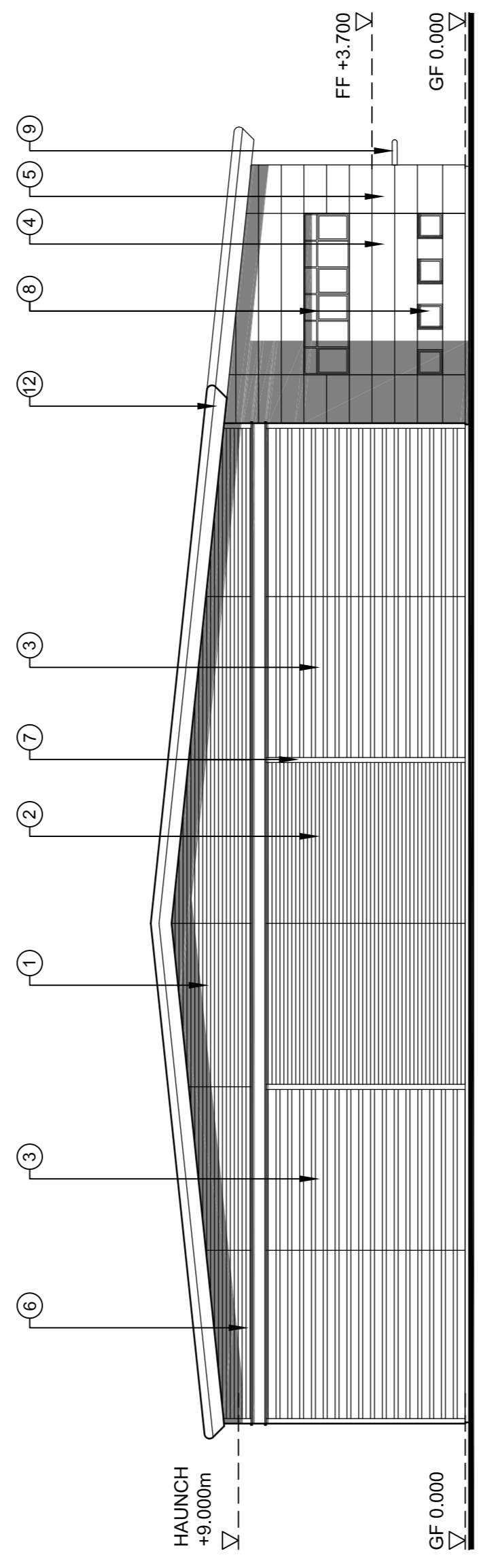
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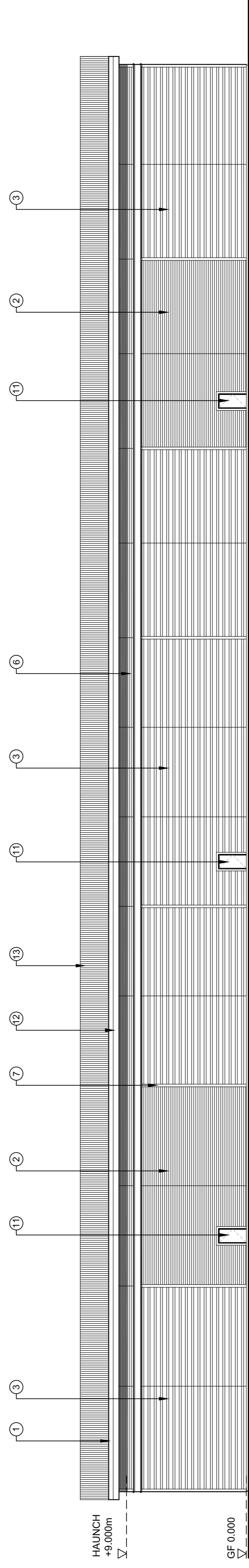
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NORTH ELEVATION
1:200



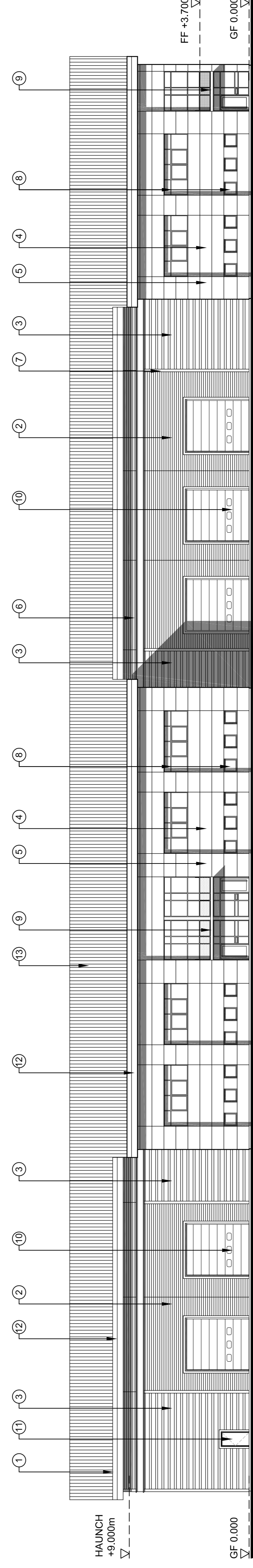
03
107

SOUTH ELEVATION
1:200



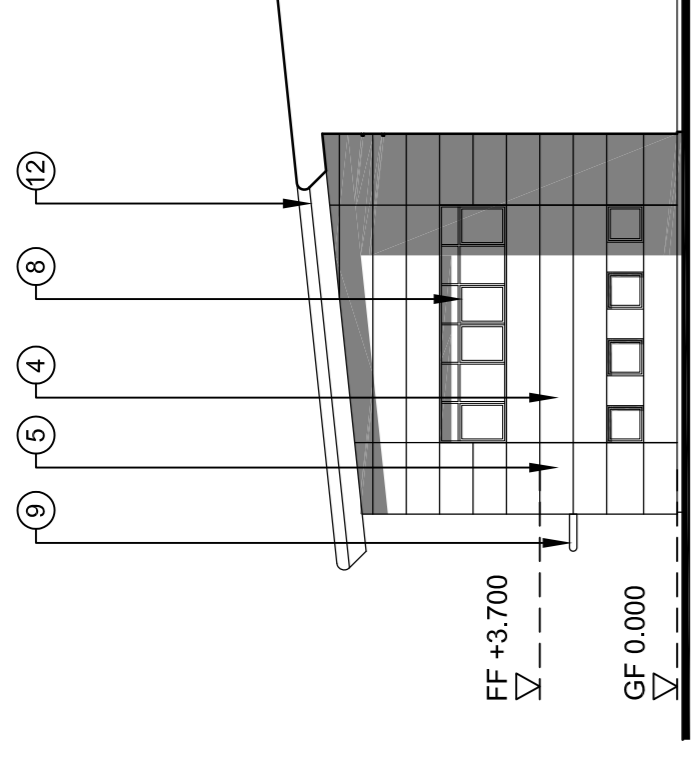
02
107

WEST ELEVATION
1:200



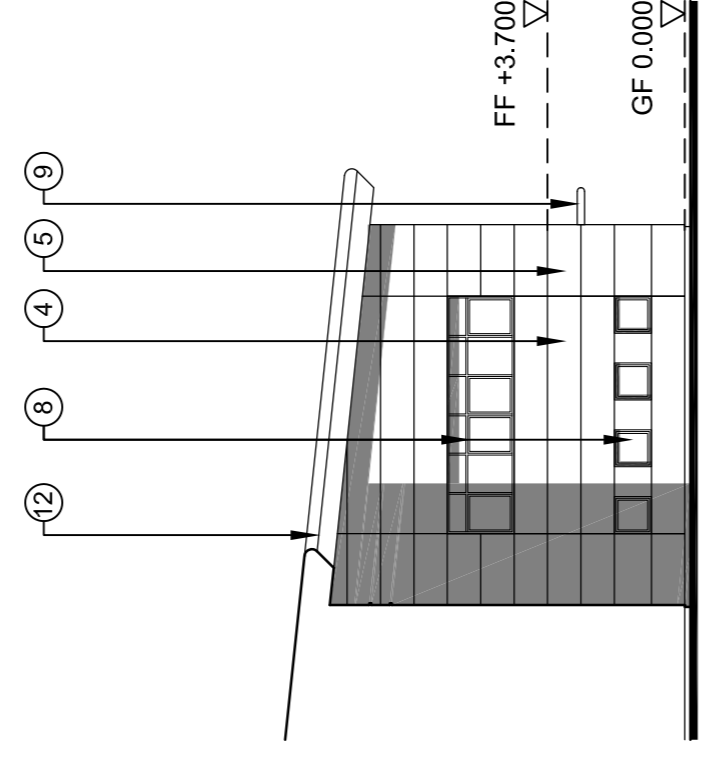
01
107

EAST ELEVATION
1:200



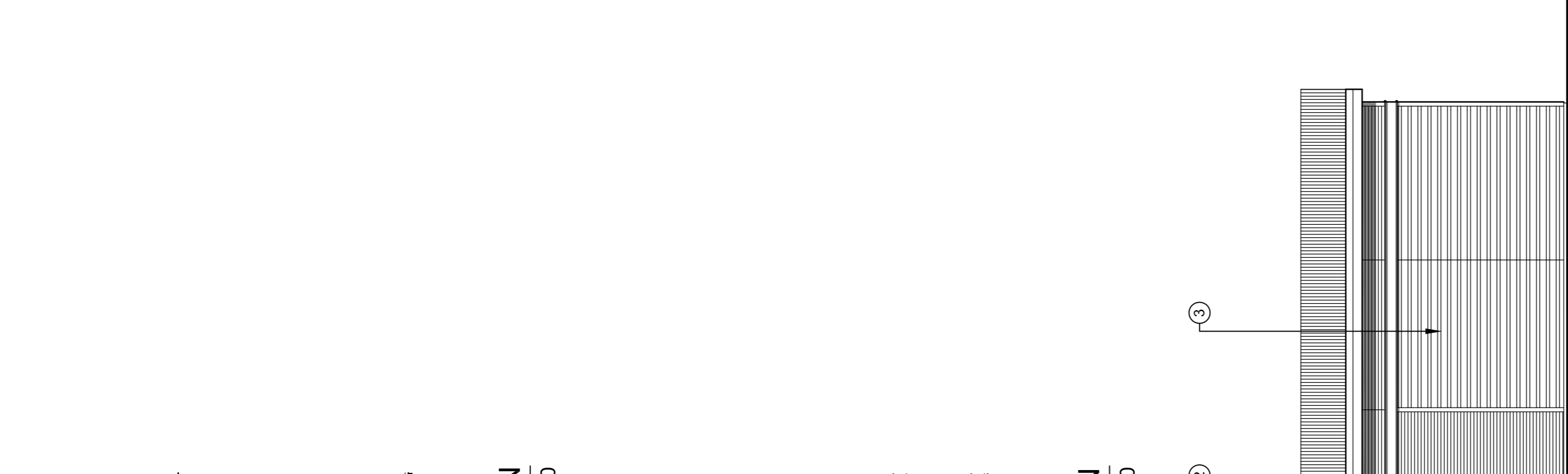
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107

NORTH ELEVATION
1:200



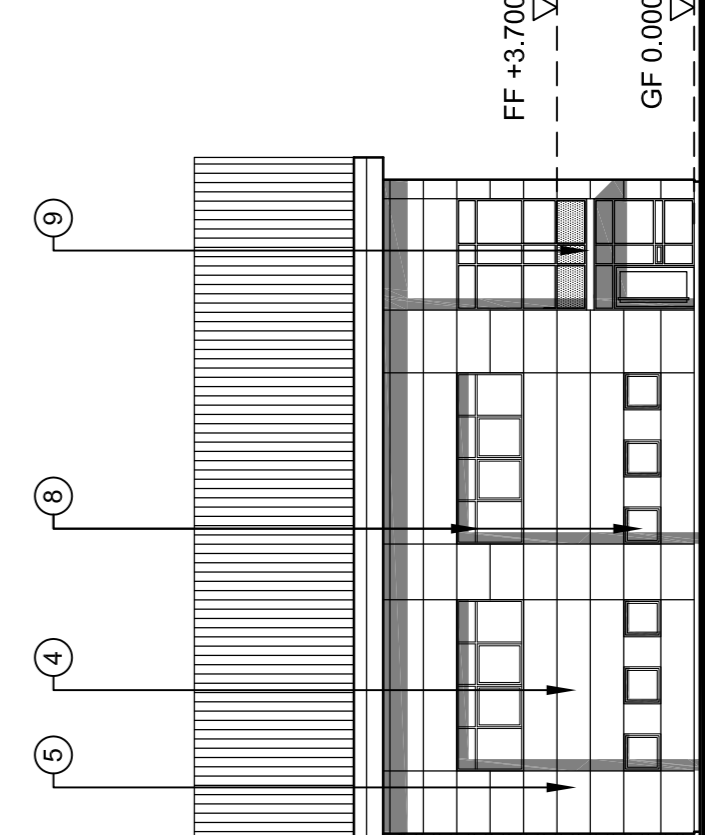
05
107

SOUTH ELEVATION
1:200



01
107

WEST ELEVATION
1:200



02
107

EAST ELEVATION
1:200




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SCHEDULE OF FACING MATERIALS

| | | |
|----|---------------------------|---|
| 1 | Profiled Wall Cladding 1 | Horizontally ribbed stainless steel cladding Finish: Tata Colourocoat Plasma: Silver Metallic: RAL 9006 |
| 2 | Profiled Wall Cladding 2 | Horizontally ribbed stainless steel cladding Finish: Tata Colourocoat Plasma: Grey Aluminium: RAL 9007 |
| 3 | Profiled Wall Cladding 3 | 1000 x 1200 horizontally / vertically ribbed (as drawn) Incocestral profiled steel cladding. Finish: Tata Colourocoat Plasma: Silver Metallic: RAL 9006 |
| 4 | Flat Panel Wall Cladding | Flat metal faced composite cladding panels Finish: Tata Colourocoat Plasma Colour: RAL 7016 (Anthracite) |
| 5 | Flat Panel Wall Cladding | Flat metal faced composite cladding panels Finish: Tata Colourocoat Plasma Colour: Zeus (Metallic Dark Grey) |
| 6 | Horizontal Feature Band | Recessed horizontal feature band 600mm high Colour: Tata Colourocoat Plasma: Silver Metallic: RAL 9006 |
| 7 | Recessed Vertical Joint | Recessed vertical joint 200mm wide Colour: to match adjacent cladding |
| 8 | Curtain Walling / Windows | Clear Anti-Sun double glazing in polyester powder coated aluminium curtain walling system. Colour: Slate Grey RAL 7012. Ceramic louver glazing to floor zones (shown colour). |
| 9 | Canopy | Powder coated aluminium entrance canopy with balustrade Finish: Polyester Powder Coat Colour: Metallic Silver RAL 9006 |
| 10 | Loading Doors | Aluminium faced composite sectional doors Finish: Tata Colourocoat Plasma: Silver Metallic: RAL 9006 |
| 11 | Personnel Doors | Steel doors and frames Finish: Tata Colourocoat Plasma: Silver Metallic: RAL 9006 |
| 12 | Eaves/verge flashing | Powder coated aluminium eaves/verge flashing and soffit Colour: Tata Colourocoat Plasma: Silver Metallic: RAL 9006 |
| 13 | Roof | 1000 x 1200 profiled steel roof decking with GRP rooflights Finish: Tata HPS200 Colour: Greenwing Grey RAL 7038 |

| REV | DATE | NOTE | BY | CHK |
|-----|------------|--------------------------------------|-------|-----|
| C | 04.01.2016 | Unit 3 and 4 return elevations added | GZ | AC |
| B | 11.12.2015 | Cladding 4 colour changed | AH | AC |
| A | 12.11.2015 | Additional loading door shown | AH | AC |
| - | 23.10.2015 | Draft issue | AH | AC |
| | | | SPARK | CHK |



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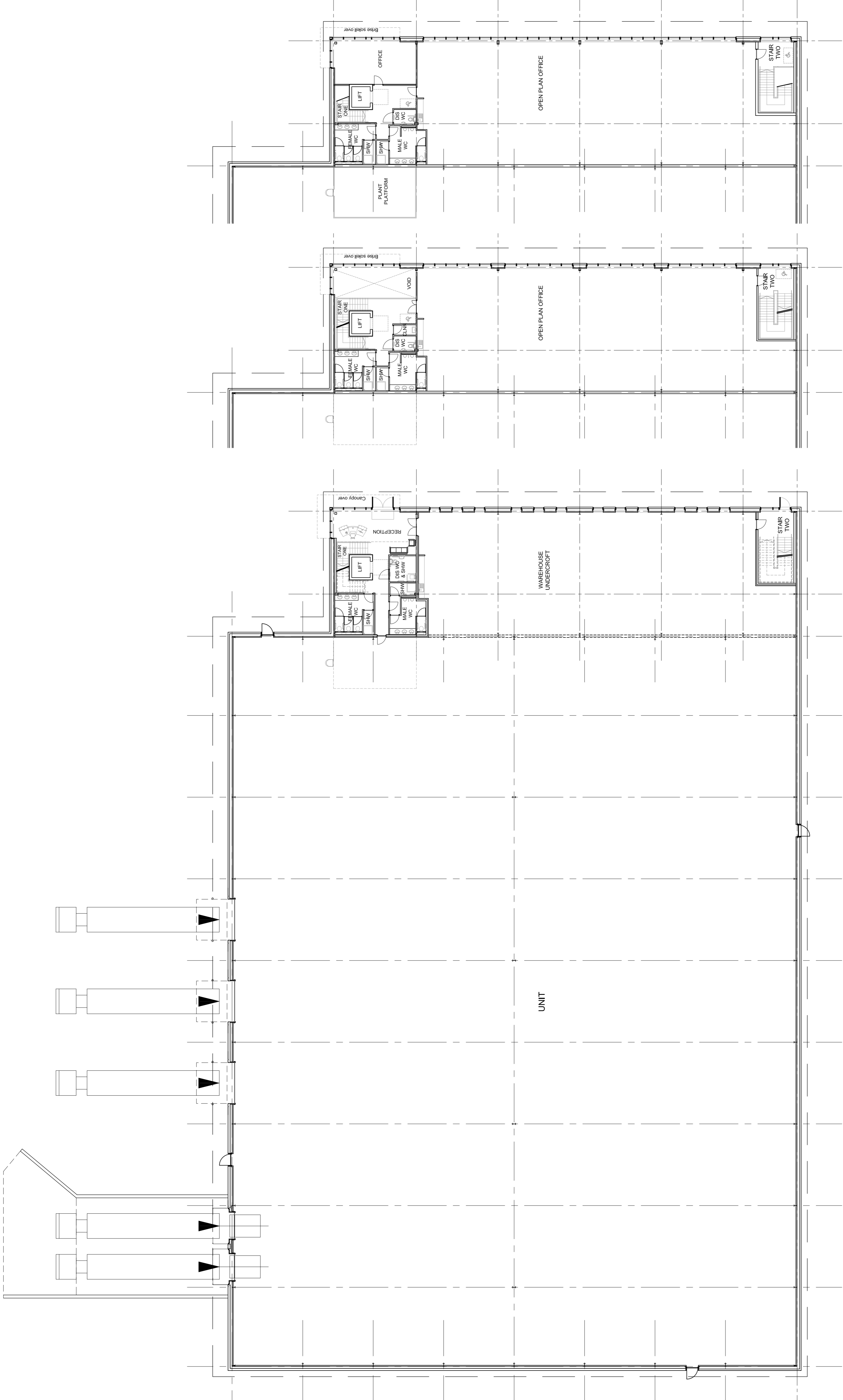
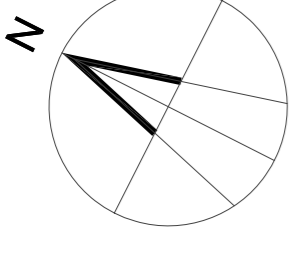


TITLE
AEROSPACE BOULEVARD
FARNBOROUGH
DRAWING
UNITS 3-5 - ELEVATIONS
CLIENT
CANMOOR DEVELOPMENTS Ltd.

| | | |
|----------------------------------|-------------------|-------------|
| DATE OCTOBER 2015 | SCALE 1:200@A1 | DRAWN AH |
| STATUS PLANNING | CHECKED AC | |
| DRAWING NUMBER 30272-PL-107 C | | |

NOTES:

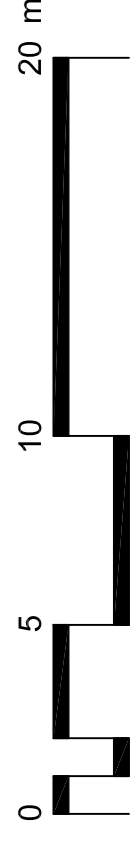
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01 GROUND FLOOR PLAN 1:200

02 FIRST FLOOR PLAN 1:200

03 SECOND FLOOR PLAN 1:200



| REV | DATE | NOTE | DRAW | CHECK |
|-----|------------|--|------|-------|
| D | 08.12.2015 | Brief table/canopy shown to reception glazing | AH | AC |
| C | 18.11.2015 | Reception furniture shown | AH | AC |
| B | 08.11.2015 | 2nd floor glazing updated to suit elevations, plant platform shown | AH | AC |
| A | 28.10.2015 | Office shown to ground floor | AH | AC |
| - | 23.10.2015 | Draw issue | AH | AC |



11 PLATO PLACE
 STODONS ROAD
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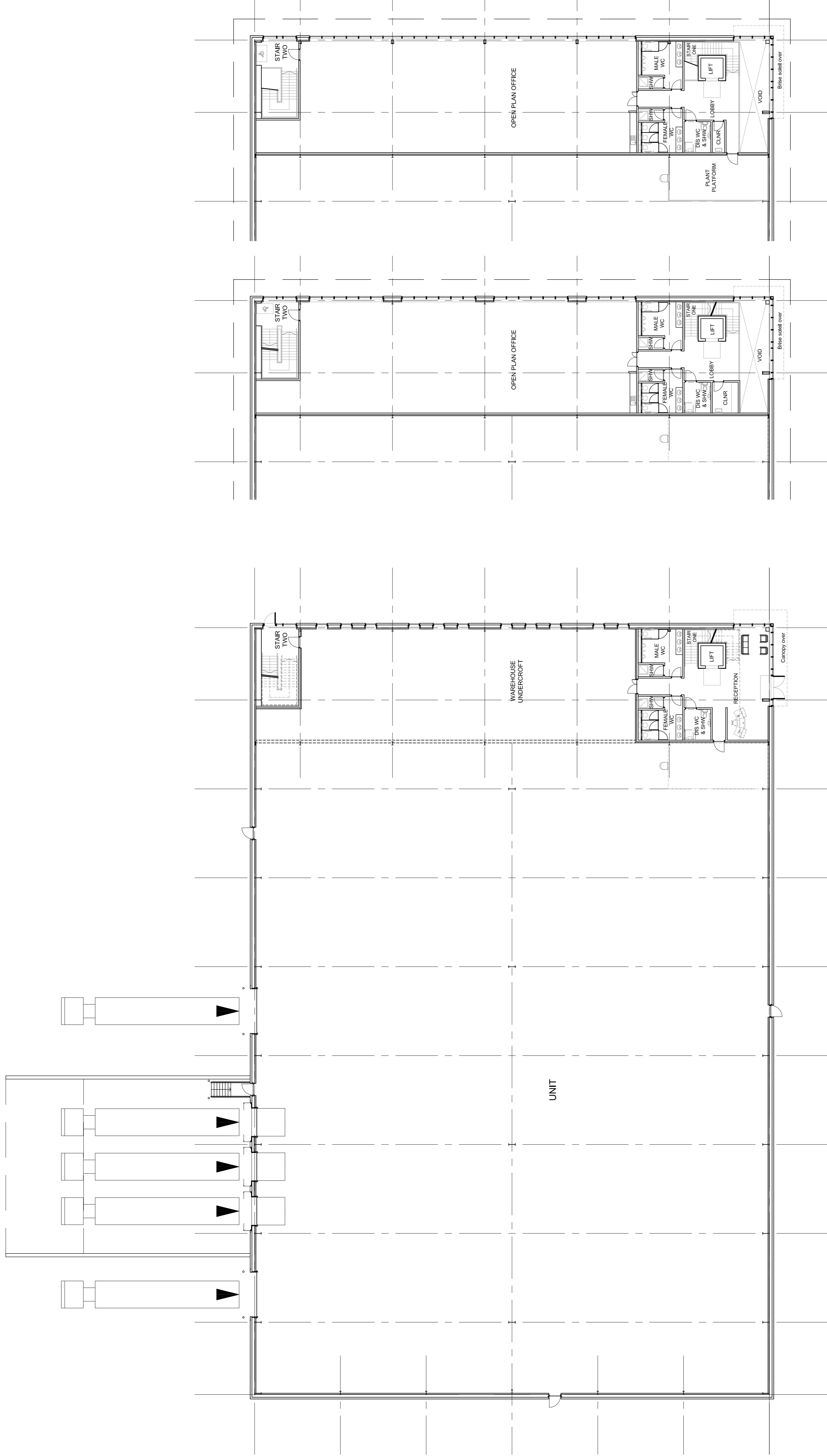
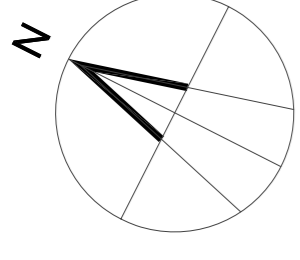


TITLE
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FARNBOROUGH
 DRAWING
UNIT 1 - FLOOR PLANS
 CLIENT
CANMOOR DEVELOPMENTS Ltd.

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| DATE | SCALE | DRAWN |
| OCTOBER 2015 | 1:200@A1 | AH |
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| DRAWING NUMBER | 30272-PL-102 D | |

NOTES:

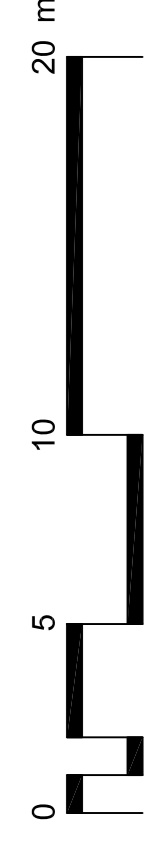
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01 GROUND FLOOR PLAN 1:200

02 FIRST FLOOR PLAN 1:200

03 SECOND FLOOR PLAN 1:200



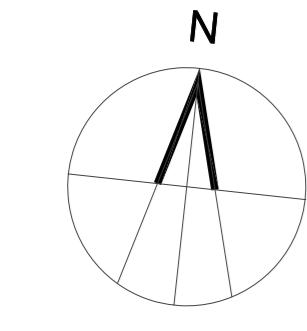
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| B | 06.12.2015 | Blind soffit/canopy shown to reception glazing | AH | AC |
| A | 18.11.2015 | Office core and windows updated | AH | AC |
| - | 06.11.2015 | Draft issue | AH | AC |



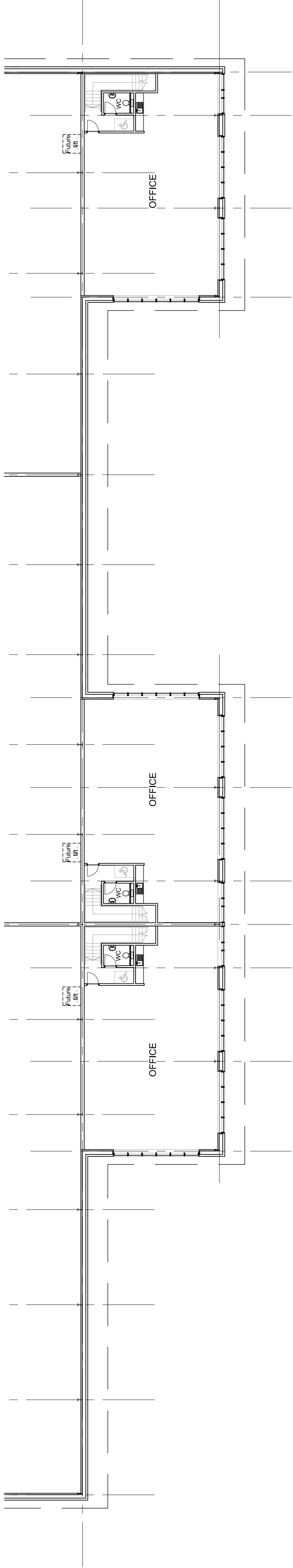
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TITLE
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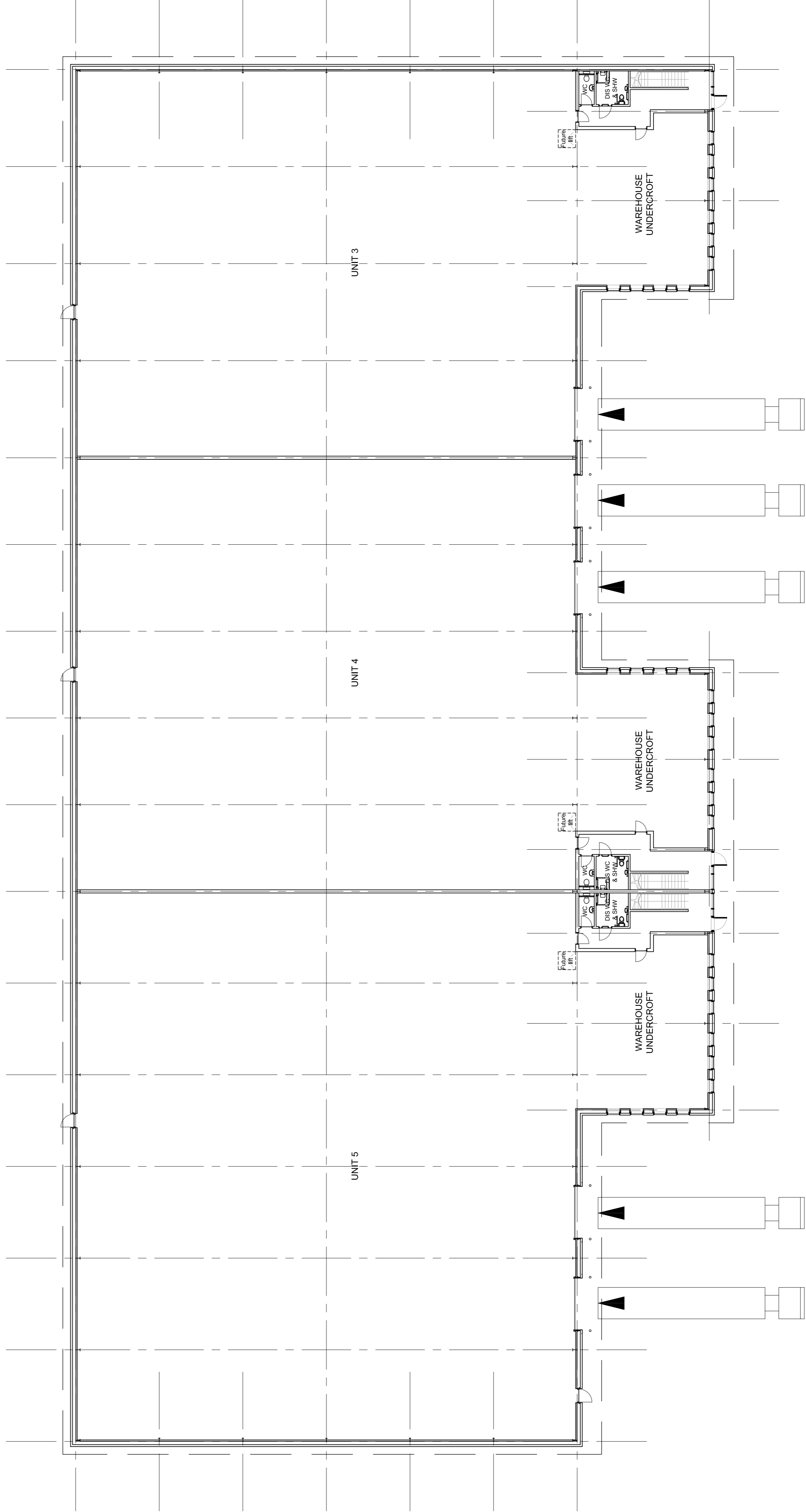
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02
104
FIRST FLOOR PLAN
1:200




01
104
GROUND FLOOR PLAN
1:200

| REV | DATE | NOTE | DRAW | CHECK |
|-----|------------|---|------|-------|
| B | 08.12.2015 | Cladding trimmed to new loading door | AH | AC |
| A | 12.11.2015 | First floor WC shown to core, additional loading door to Unit 4 | AH | AC |
| - | 23.10.2015 | Drift issues | AH | AC |



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TITLE
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UNITS 3-5 - FLOOR PLANS
 CLIENT
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| | STATUS | CHECKED |
| | PLANNING | AC |

DRAWING NUMBER
30272-PL-104 B

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 | Chris Jones |
| Application No. | 16/00165/FULPP |
| Date Valid | 11th March 2016 |
| Expiry date of consultations | 13th April 2016 |
| Proposal | Demolition of existing shop and erection of new building comprising 1 x studio flat, 2 x one bedroom flats and 1 x two bedroom flat with associated car parking |
| Address | 10 Queens Road Farnborough Hampshire GU14 6DN |
| Ward | St Mark's |
| Applicant | Mr & Mrs A K Sahni |
| Agent | Mr Nigel Rose |
| Recommendation | Refuse |

Description

The application site is a single-storey retail unit on the northern side of Queens Road and which was formerly used as a car showroom before permission was granted for retail use in 2009. The unit has a floor area of 145 sqm and has a low, pitched roof, concealed at the front by a parapet wall. It is currently occupied by a company selling decorating products to tradesmen and DIY customers.

The proposal is to demolish the existing building and to erect a new three-storey building on the site, which would contain a studio flat and a service area at ground floor level (including access and car parking, bin storage and cycle parking), one one-bedroom flat and one two-bedroom flat at first floor level and one one-bedroom flat at second-floor level, contained within the roof-space. The building would be constructed with brickwork walls and a concrete tiled roof, with white uPVC framed windows.

Consultee Responses

| | |
|---------------------------------|---|
| Transportation Strategy Officer | Highways Objection on grounds of inadequate parking and turning |
| Planning Policy | No Objection |

| | |
|---------------------------------|---|
| Environmental Health | No Objection subject to conditions. |
| Community - Contracts Manager | No Objection. |
| Parks Development Officer | No objection, subject to a financial contribution towards off-site public open space works. |
| Thames Water | No comments received. |
| Hampshire Fire & Rescue Service | No Objection. |

Neighbours notified

In addition to posting a site notice and press advertisement, 7 individual letters of notification were sent to properties in Queens Road and Church Path.

Neighbour comments

A petition containing 57 signatures has been received, which raises objection to the proposals on grounds of the impact of the proposed building on adjoining residents through loss of light, outlook and privacy; that the proposal would remove at least two parking bays on the road, in an area with high demand for on-street parking; that the number of parking spaces is insufficient and there is also insufficient room for manoeuvring within the site; the submitted plans do not show an existing telephone pole within the property boundary, that they do not show the development in relation to existing properties, that there is no elevation drawing for the rear of the building and no means of escape is shown for the first and second floor units; that the proposal would result in the closure of a vibrant, small, specialist business, which, with no suitable alternative premises in the area, will result in the unemployment of the staff and to their customers going outside the North Camp area, thus affecting other business in the area and thus undermining the vitality and viability of the North Camp village; that recent residential developments in North Camp have been taking place at the expense of commercial premises and that there are sufficient flats to meet demand; and that the proposal contains no information about proposed demolition or decontamination of the site.

Individual letters of objection have been received from the occupiers of 8, 8A, 10, 12, 14, 19, 73 and 79 Camp Road, 2 and 3 Church Path, a property in Woodlands Walk, Aldershot and 20 Deanside, Camberley on similar grounds to those set out in the petition. In addition, the owner of 12 Queens Road considers that the proposed flats would result in increased noise and disturbance to the occupants of the flat above his premises. Other issues raised are that the proposed flats would result in increased traffic and danger to highway users and would also reduce the amount of on-street parking available for residents and visitors to the area; increased pollution: that the proposal is unacceptable in size and design; Concern is also raised about lack of capacity in schools and local doctors' surgeries.

Ward Councillor Liz Corps has also raised objection to the proposal on the grounds that the proposal would result in the loss of an existing, occupied retail unit containing a large and relatively new business and that permitting this development would set a precedent for the further loss of retail and commercial premises in North Camp village. She also raises concern about the height of the building and the impact that this would have on adjoining residents.

Policy and determining issues

The site is located within the built-up area as defined in the Rushmoor Core Strategy and Policies SS1 (The Spatial Strategy), 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), CP8 (Supporting Employment Development), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy together with saved Policies ENV17 and OR4/0R4.1 of the Rushmoor Local Plan Review are relevant.

The advice contained in the Car and Cycle Parking Standards Supplementary Planning Document and the Planning Contributions: Transport Supplementary Planning Document is also relevant.

The main determining issues will be the principle of the proposed development, impact upon the character of the area and visual amenity, impact upon residential amenity, amenities of occupiers, highways considerations, impact upon the Thames Basin Heaths Special Protection Area and off-site provision of public open space.

Commentary

Principle -

Whilst the site is located within what may be described as the North Camp area, it is not located within either the North Camp District Centre or the Shopping Core as defined in the Rushmoor Core Strategy and therefore Policy SP5 - which resists the loss of retail units - does not apply. Therefore, while the comments of the objectors and petitioners that the proposal would result in the closure of an existing business is noted, it is considered that there is no planning policy basis for refusing the application on this ground. Accordingly, there is no objection in principle for the redevelopment of this site for residential purposes, subject to normal development control criteria.

Impact upon visual amenity and the character of the area -

The proposed building would be substantially higher than the existing single-storey building but would be only marginally higher than the adjacent two-storey building, despite having three-stories. It would be broadly comparable with other flat developments that have recently been permitted in this area and it is considered that it would not be over-dominant in the street scene. The design and proposed materials are considered to be acceptable and the proposal maintains an active frontage at ground-floor level. It is therefore considered that the proposal would not adversely affect visual amenity or the character of the area.

Impact upon residential amenity -

The site is adjoined by residential properties on three sides, with residential accommodation at 8a Queens Road to the west, a residential flat at 12 Queens Road to the east, a bungalow - 14 Queens Road to the north-east and the rear gardens of 1 and 2 Church Path to the north. The proposed building would be significantly higher than the existing building and would thus be more visible from the windows that face towards it in the side elevation of 8a

Queens Road. However, there would be a separation of approximately 9m between the two buildings and it is considered that while there may be some loss of direct sunlight at certain times when the sun is low, there would be little impact upon natural daylight or ventilation overall and an adequate separation would be maintained to protect residential amenity at this property. It is also considered that the proposed building would have an acceptable relationship with the flat at 12 Queens Road and that the use of the flats is unlikely to create disturbance to the occupants of this flat. It is considered that the separation and orientation of the proposed building relative to the properties in Church Path is such that there would be little impact upon the light, outlook and amenity of these properties. There would be some additional overlooking of their rear gardens, but the arrangement would not be unusual for the area. The residential property that would be most affected by the proposal is No.14 Queens Road, a bungalow that lies to the rear of 12 Queens Road. The outlook from the front (south-facing) windows on this bungalow is dominated by the rear elevation of 12 Queens Road, which is not particularly attractive. The proposed building at No.10 would be substantially taller than the existing building and would be much more visible from the closest of the front facing windows but much less so from the other window. There would be a separation of at least 5m from the nearest window to the closest corner of the building and it is considered that whilst the outlook from this window would be affected, the relationship would not be unacceptable and adequate spacing between the buildings would be retained. The building could result in the loss of some direct sunlight at certain times to the closest window and to the amenity area to the front of the property, but it is considered that any impact upon residential amenity would not be so great as to warrant refusal of planning permission on this ground.

Amenity of occupiers -

The internal layout of each unit is considered appropriate with each unit comfortably meeting the nationally prescribed minimum space standards. This will make for a comfortable living environment. It is noted that there is no outdoor amenity space provided to the units. However, the additional space created over and above the minimum space standard will go some way to addressing this. It is considered that they would provide a satisfactory living environment in terms of light, outlook and natural ventilation.

The Head of Environmental Health has raised some concern regarding the potential for noise and disturbance from the neighbouring hot food takeaway, including its customers entering and leaving the premises, and the impact it could have on the future occupants of the development. The planning permission for the takeaway stipulates opening hours of 09:30 to 23:00 hours Monday to Saturday, and 09:30 to 22:30 on Sundays. The permission also allows a home delivery service, which increases the potential for nuisance further as this can only be undertaken from the front of the premises. In addition, there is seating within, so noise from raised voices and amplified music (if played) could all potentially impact on amenity. Without adequate mitigation in place then there is an increased risk that once occupied, noise from the takeaway activities may cause disturbance to residents. Environmental Health would therefore recommend that a condition requiring details of a sound insulation scheme to be submitted for approval before commencement of works and to be fully implanted to protect residents from noise arising from the takeaway. This would also have the benefit of ensuring that the proposed residential use would not prejudice the operation of the takeaway.

Environmental Health also recommend a condition requiring the submission and approval of a site construction method statement that stipulates the measures to be employed to minimise noise, vibration and dust from the works and also the standard condition regarding Construction hours.

The objectors have raised the issue of potential ground contamination in respect of the former use of the site as a garage. Environmental Health has responded that their records indicate that the site was occupied by a Garage/Motor Engineers from at least the late 1960s and then latterly a car show room. There may have been spillages of fuel oil on site over the years but as the site is to be cleared this should be removed as part of the demolition and redevelopment process. The proposal does not make any provision for private gardens or landscaping so the site will effectively be capped by hardstanding. Environmental Health considers that the risks are therefore minimal and that no special measures are required.

Highway Considerations -

The proposal is for the demolition of an existing retail premises and its replacement with the construction of a new residential development comprising 3 x one-bedroom flats and 1 x two-bedroom flat. The Council's parking standard as set out in the Car and Cycle Parking Standards Supplementary Planning Document would require 1 parking space for each one-bedroom flat and two parking spaces for a two bedroom property. In this location with good accessibility to public transport and to local shops and facilities and with appeal history nearby which prejudices one space for a flat, the Transportation Strategy Officer advises that he considers 4 parking spaces would be sufficient for this development. He considers that visitors to the development could be expected to use existing public parking facilities in the area. The proposal would require a small reduction in the length of the parking bay outside the premises but this would not result in a significant loss of provision in the area.

A cycle store for 4 cycles is included which does meet our standard.

The application includes a site layout which shows vehicular access through the building to the rear where there are 4 parking spaces of suitable dimensions (2.4m x 4.8m). The Transportation Strategy Officer is concerned that while there is a 6m space between the front of the parking spaces and the main part of the building there are structural walls projecting into this space which will make accessing parking spaces a problem and may make it impossible to turn in this area. Having vehicles reversing out onto the highway would not be acceptable in this busy area. In consequence, he considers that the proposals would not provide adequate facilities for parking and turning within the site and that the proposal is contrary to Policy CP16

A refuse store is shown on the site layout which is within the maximum 25m haul distance for collection from Queens Road.

For the proposed vehicular access through the building which measures over the minimum 3.2m there will need to be a restriction on the opening of windows from the ground floor flat. The application includes confirmation that there is a suitable sight line for vehicles emerging onto the highway. The existing frontage of the property onto the highway has a dropped kerb across the entire frontage. For this development the footway and kerb will need to be reinstated to its full height other than where the new vehicular access is planned. Informative to be included to advise that planning consent does not authorise the applicant, or their agents, to work within the public highway.

In view of the cramped nature of the site and the busy nature of this neighbourhood the Transportation Strategy Officer recommends that there should be a Condition requiring the submission of a Construction Method Statement (CMS) which makes adequate provision for construction contractors staff parking on site and suitably considers arrangements for servicing and delivery and storage of materials that will not cause an adverse impact on the

highway access to the development. The CMS should also consider facilities that will be required to enable wheel washing of delivery vehicles and to reduce the likelihood of mud and debris onto the highway and surrounding roads.

The Transportation Strategy Officer considers that the proposed development is not expected to generate more multi-modal trips than the existing use therefore a transport contribution pursuant to the Planning Contributions: Transport Supplementary Planning Document is not required.

Impact upon the Thames Basin Heaths Special Protection Area

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 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. A contribution of £17453 (£15730 SANG and £1723) is required to mitigate the impact of the proposal on the TBHSPA. At the time of writing, a satisfactory Unilateral Undertaking has not been completed to secure this contribution. Accordingly, the development does not provide mitigation for its impact on the TBHSPA and is considered to be contrary to Policy CP13.

Provision of Public Open Space

No open space is provided in the development within the terms of saved policy OR4, but this is a circumstance where a contribution towards off-site provision by way of a planning obligation would be appropriate. The Parks Development Officer has identified a need for a financial contribution of £6475 to fund off-site works at Queens Road Recreation Ground. This contribution would be secured by a Unilateral Undertaking. However, no such Undertaking has been received at the time of writing and it is considered that the proposal fails to comply Policies OR4 and OR4.1 .

Drainage -

Policy CP4 requires that developments including buildings and car parks incorporate Sustainable Urban Drainage Systems. The existing building occupies the majority of the existing site and although the application contains no specific information regarding this, it appears that this could be dealt with by means of a planning condition.

Energy Efficiency -

Policy CP3 requires that all new residential developments meet the requirements of Code Level 4 of the Code For Sustainable Homes. However, following the Royal Assent of the Deregulation Bill 2015 (26 March 2015) the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that we 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.

Other Matters -

The petition refers to a lack of detail in some of the submitted plans. However, these plans include an elevation for the sides and rear of the building, with the front elevation also depicting the adjoining buildings. The site survey drawing shows an existing telephone pole in the yard to the rear of the building and the proposed ground floor and parking plan show that it is not to be retained. This pole supports a telephone connection to No.14 Queens Road and it would be a matter for the developer and the telecom provider to ensure that the connection is maintained. No external means of escape is shown for the flats because none is proposed - this is a matter that would be dealt with under the Building Regulations, but it is understood that the main staircase could provide a satisfactory means of escape if constructed to the correct standard.

The occupiers of 8 Queens Road have raised objection to the proposal on the grounds that the new building would block direct sunlight from reaching some solar panels that they have recently installed on a south-facing roof slope of a single storey section of their building. It is possible that the proposed building could have some impact on direct sunlight reaching the panels and hence the ability to generate electricity, but this would require a detailed analysis to determine and goes beyond the scope of the current application. Like most other right-to-light issues, this is essentially a private legal matter between the parties concerned.

Concern has also been raised that the roofing materials of the existing building contain asbestos and the writer insists that this be dealt with by an authorised removal expert. This falls within the remit of the Health and Safety Executive, who have the powers to ensure that the materials are handled in the correct way.

In conclusion, whilst the proposal is considered to be acceptable in principle, and would have an acceptable impact on the character of the area, would create a satisfactory living environment for future occupiers and would have an acceptable impact on nearby residents, it would not make satisfactory provision for the parking and turning of vehicles within the site and fails to provide adequate mitigation for the impact upon the Thames Basin Heaths Special Protection Area or provision of public open space.

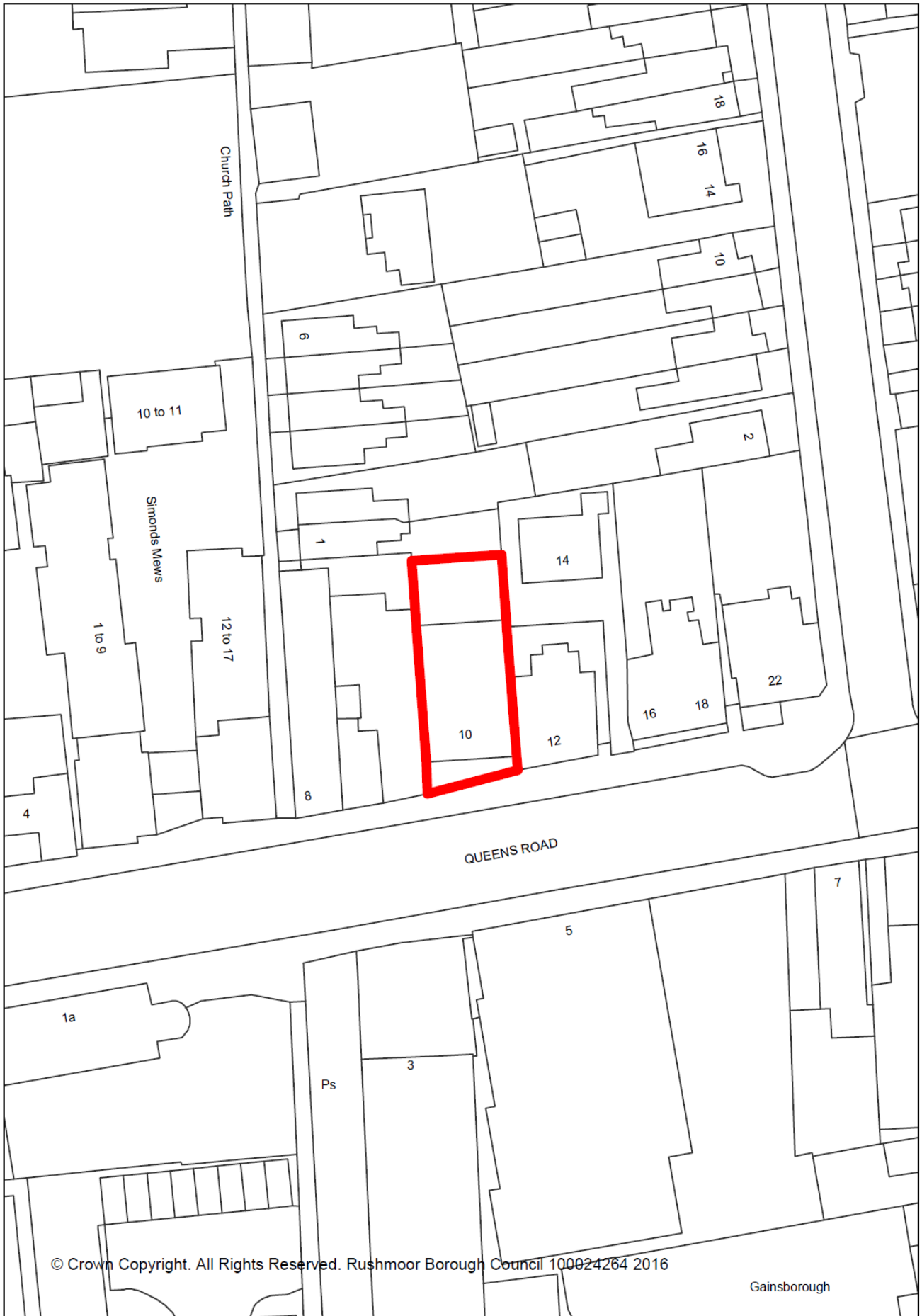
FULL RECOMMENDATION

It is recommended that permission be REFUSED for the following reasons:

- 1 The proposal does not make sufficient provision for off-street car parking and turning within the site and is therefore likely to result in dangerous reversing manoeuvres out on to the highway, to on-street parking to the detriment of highway safety or to use of road-side parking facilities intended for the use of customers of the nearby district shopping centre. The proposal is contrary to Policy CP16 of the Rushmoor Core Strategy and the Car and Cycle Parking Standards Supplementary Planning Document.
- 2 The proposal fails to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy.
- 3 The proposed development fails to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011.

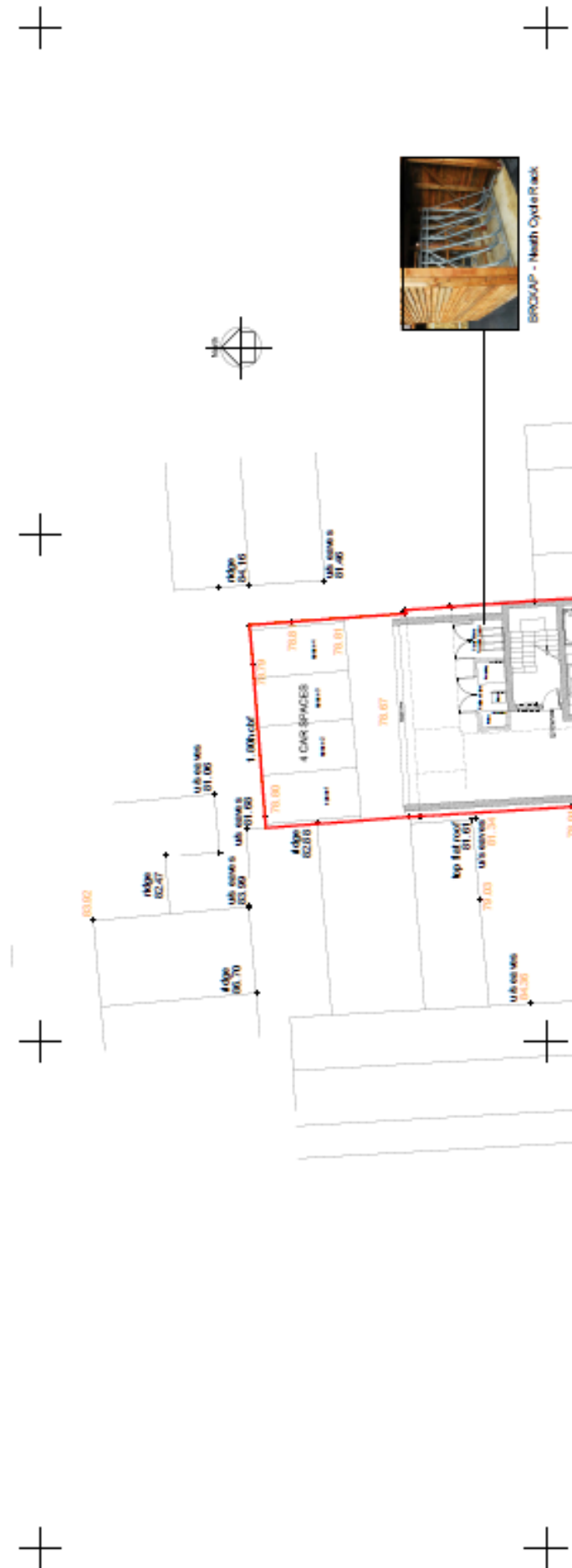
Informatives

- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, 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.

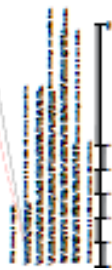


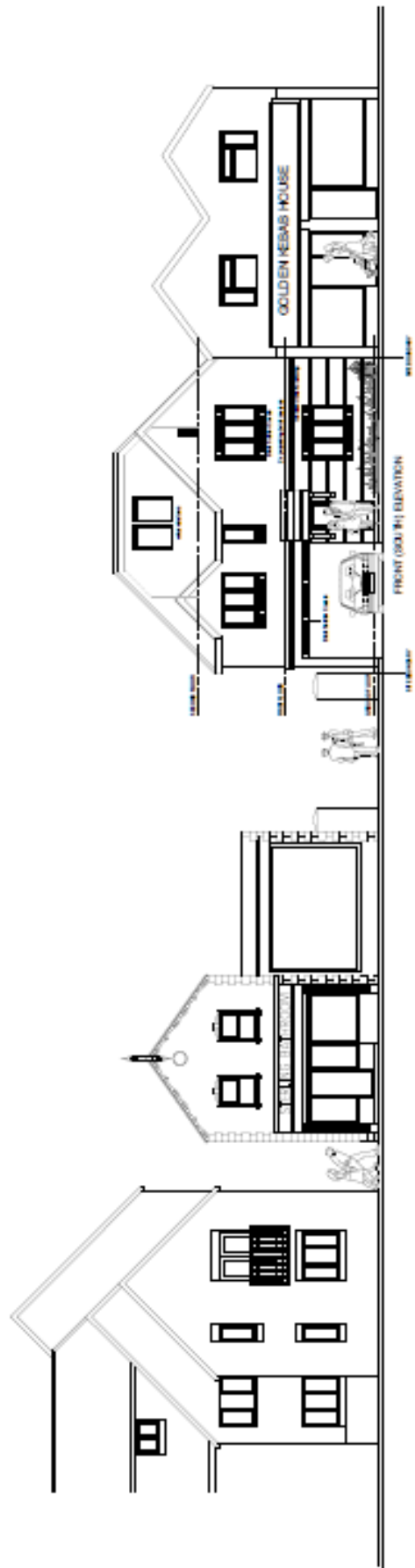
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Gainsborough



No. 12 QUEENSDALE ROAD
 15/05/2014
 No. 12 QUEENSDALE ROAD
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 No. 12 QUEENSDALE ROAD
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| BY | ASHRAF |
| DATE | 15.06.2015 |
| PROJECT | TECHNICAL DRAWING FOR ARCHITECTURE, UTM BBN |
| PROJECT NO. | 11180 A2 |
| PROJECT NAME | GOLDEN NEBRA'S HOUSE |
| SCALE | 1:100 |
| DATE | 15.06.2015 |

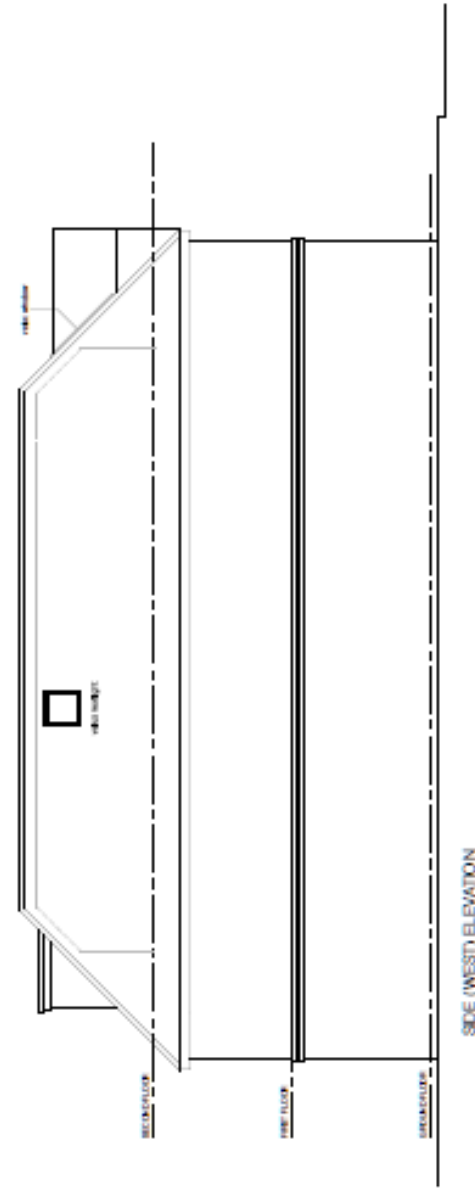
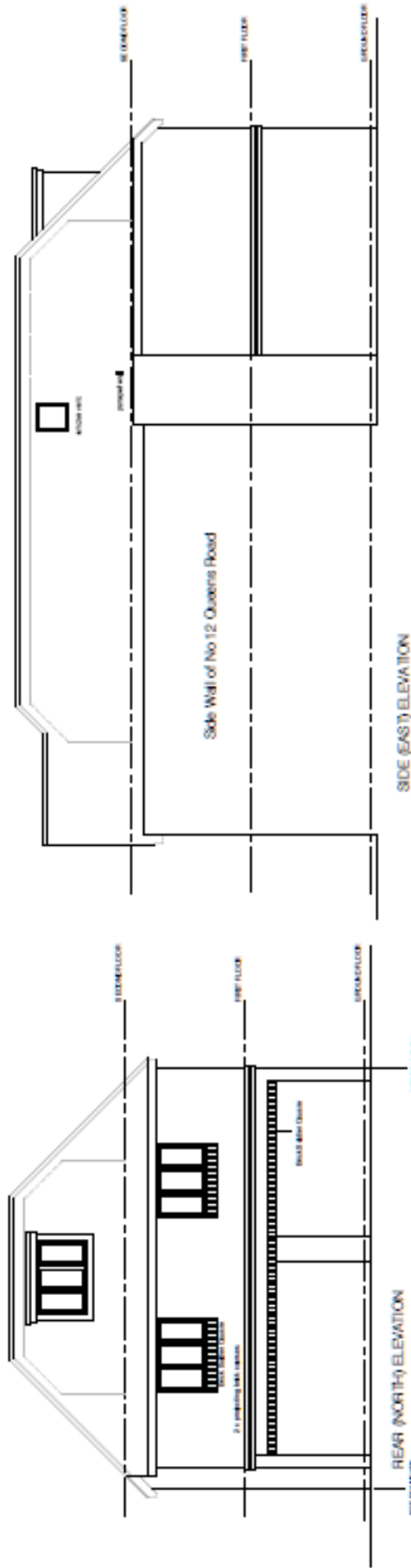
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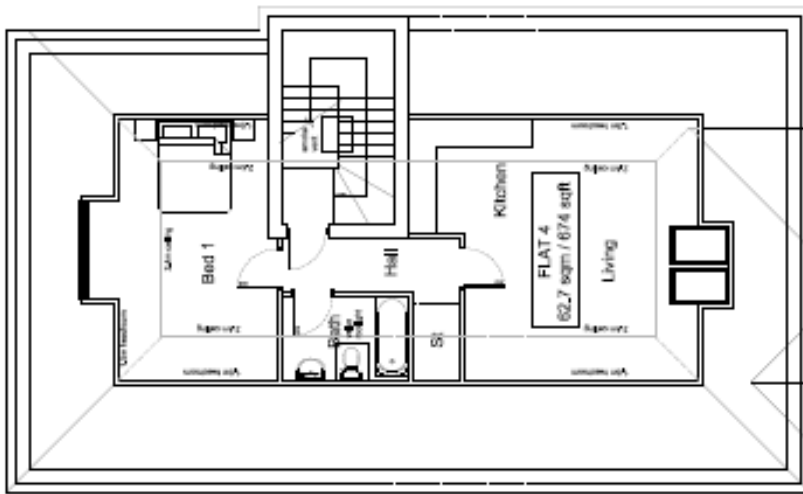
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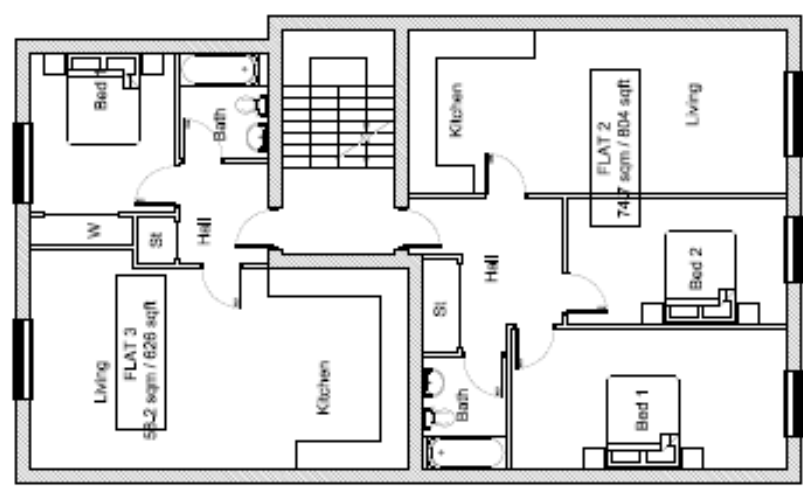
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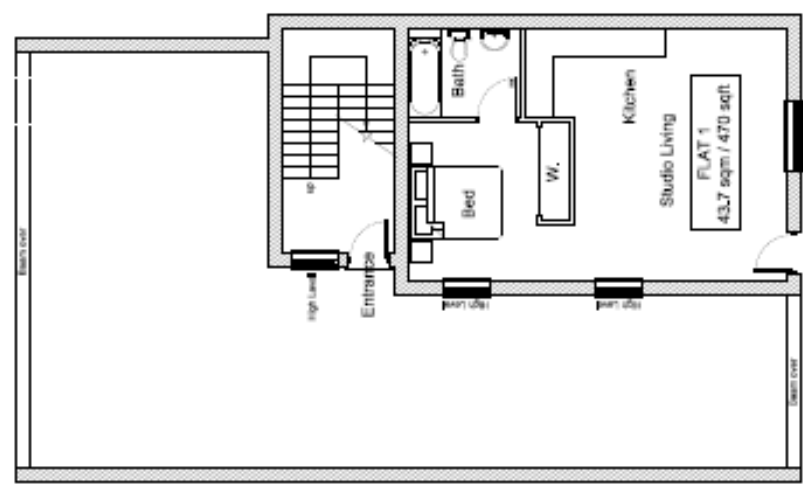
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| Client: | Mr A SHAN |
| Address: | 10 Queens Road, Farnborough, GU14 6DH |
| Title: | Proposed New Drawings |
| Project Name: | Proposed Elevations |
| Date: | 20.02.16 |
| Drawn by: | 15.491 |
| Scale: | 1:100 @ A3 |
| Sheet No.: | P.05 |
| Sheet of: | A |



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN

| | |
|-----------|---------------------------------------|
| Client | Mr. A. SHARIF |
| Address | 10 Queens Road, Farnborough, GU14 6QH |
| Project | Proposed New Dwellings |
| Document | Proposed Floor Plans |
| Date | 20.02.16 |
| Scale | 1:100 @ A3 |
| Sheet No. | 15.491 |
| Revision | P.02 |

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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 | Sarita Jones |
| Application No. | 15/00925/FULPP |
| Date Valid | 15th April 2016 |
| Expiry date of consultations | 9th May 2016 |
| Proposal | Redevelopment of existing 'surplus' car park to provide 10 apartments (4 one bed and 6 two bedroom) with associated car and cycle parking, landscaping, amenity space, bin storage and vehicular access from Sarah Way. |
| Address | Land Off Sarah Way, To The Rear Of 49-51 Victoria Road Farnborough Hampshire |
| Ward | Empress |
| Applicant | Farnborough JV LP |
| Agent | Mr James Lloyd |
| Recommendation | GRANT subject to s106 Unilateral Undertaking |

The Development Management committee considered this application at its meeting on 30 March 2016 when it was resolved that: subject to the completion of a satisfactory Agreement under s106 of the Town and Country Planning Act 1990 by 18 April 2016 to secure financial contributions towards SPA mitigation and open space, 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 report.

It was further resolved that, in the event that a satisfactory s106 Agreement was not received by 18 April 2016 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011 and to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy contrary to Policy CP13 of the Rushmoor Core Strategy.

In deducing title as part of the legal agreement process, a technical issue has arisen concerning the lack of appropriate notice being served on all owners of the site. This has

resulted in the application being made invalid. An amended application form has now been received with the applicants' details updated to include all owners of the land. The application remains as previously approved in principle, however it is considered appropriate to re-advertise the application given the change of applicant. Authority is therefore sought from the committee to grant planning permission in similar terms to the resolution of 30 March 2016.

Description

This irregular shaped site is located to the rear of York House 49-51 Victoria Road, a four storey former office building which has recently been converted into flats. The application site comprises the residual office parking spaces which were left following the residential conversion of the frontage building. The site is generally level. The site has two existing vehicular access points, both of which are from the parking area of York House which is entered from Sarah Way, an adopted public highway to the south. There are no trees of amenity value within the site. 35 Clockhouse Road, a detached single storey dwelling, lies to the north as does one of the car parking areas serving Pipers Patch, a cul-de-sac of flats which takes access from Clockhouse Road. The existing boundary treatment between the site and these properties consists of a variety of fencing, parts of which require attention. 39 Clockhouse Road, a detached bungalow, and 7a Elmgrove Road, one half of a pair of semi-detached houses lie to the west. There appears to be a strip of unclaimed land between the application site and these properties. York House 49-51 Victoria Road lies to the south and contains 23 flats with 23 parking spaces to the rear taking access from Sarah Way. 13-27 Pipers Patch lie to the east and consists of a three storey block of flats. On-street parking controls are in operation in Elmgrove Road and Clockhouse Road. Sarah Way also provides access to the car parking areas to the rear of 43-45, 55 and 61-65 Victoria Road, all of which are currently in office use (see reference below to 61-65 Victoria Road).

In July 1988 planning permission, RSH4848/1, was granted for the demolition of the existing buildings and erection of a four storey office building with car parking to the rear on land at 49-53 Victoria Road. This was implemented and is the building now known as York House, 49-51 Victoria Road. In March 2014 planning permission, 14/00029/COUPP, was granted for the change of use of this building from office use (Class B1a) to residential use (Class C3) to comprise 21 one bed and 2 two bed flats with associated car and cycle parking and refuse facilities. This permission has been implemented. This development would have been permitted development subject to a prior approval process but required permission as a result of the Habitats Regulations 2010 in relation to the impact on the Thames Basin Heaths Special Protection Area. This building and its car parking spaces are also owned by the applicant.

In January 2015 planning permission 14/00651/FULPP, was granted for the erection of third-floor extension and three-storey rear extension; and conversion of existing and new upper floors into 10 x 2 bedroom flats, with retention of 266m² of B1(a) office floorspace at ground floor at 61-65 Victoria Road. This permission is extant but has not been implemented at time of writing.

As originally submitted the proposal was for 11 apartments (1 studio, 5 one bed flats and 5 two bedroom flats). However concerns about internal space standards resulted in the applicant amending the internal layout to address this concern. The current proposal therefore seeks permission to erect a part single part three storey building with a pitched roof containing of 10 apartments (4 one bed flats and 6 two bedroom flats) with associated car and cycle parking, landscaping, amenity space, bin storage taking vehicular access from

Sarah Way. The building would have its front elevation facing Sarah Way. Separation distances of some 4.5 metres are retained between the building and the common boundaries with 39 Clockhouse Road and 7a Elmgrove Road to the west, some 2.5 metres to the common boundary with 13-27 Pipers Patch, some 5 metres to the common boundary with 35 Clockhouse Road to the north and between 7.5 and 9.5 metres from the parking area that serves York House. Windows in the side elevations above ground levels are shown to be high level and clear glazed. The building would have pitched roofs with flat central areas. The general height of the main part of the development is approximately 11.8 metres with gabled details to the front and rear elevations. The single storey element is on the western side of the building and has a maximum ridge height of some 4.5 metres. The proposed materials include a mixture of brickwork panels, render, metal cladding, sliding timber screens, UPVC windows and clay roof tiles. The existing vehicular entrance points from Sarah Way will be retained leading to a parking area of 11 spaces at the rear. An enclosed communal bin store is proposed to the west of the building with secure cycle storage (8 hoops to accommodate 16 cycles) proposed to the east of the building. Communal amenity space is proposed to the rear of the building with "Juliet" balconies proposed to the front and rear of the majority of the first and second floor flats.

The application is supported by a design and access statement, a transport statement, a flood risk assessment including a conceptual drainage strategy, a tree report comprising a tree survey and constraint advice and an ecological appraisal.

Consultee Responses

| | |
|--------------------------------------|--|
| Transportation Strategy Officer | raises no objection to the proposal |
| Planning Policy | raises no objection to the proposal. |
| Community - Contracts Manager | raises no objection to the proposal. |
| Parks Development Officer | raises no objection to the proposal subject to a financial contribution towards open space. |
| Ecologist Officer | raises no objection to the proposal subject to the recommendations in the ecological report being implemented in full. |
| Hampshire Fire & Rescue Service | advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Comments are also made in relation to access for high reach appliances, water supplies, sprinklers, fire fighting and the environment and timber framed buildings. |
| Environmental Health | raises no objection subject to an hours of construction condition. |
| Surface Water Drainage Consultations | has no comment to make on the application. |
| TAG | raises no objection to the proposal. |

Arboricultural Officer

no adverse comments received

Thames Water

raises no objection to the proposal on grounds of sewerage infrastructure capacity. It recommends the imposition of a condition to secure a piling method statement to safeguard the sewerage infrastructure. It confirms that it is the developer's responsibility to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

Neighbours notified

In addition to posting a site notice and press advertisement, 78 individual letters of notification were sent to addresses in Clockhouse Road Elm Grove Road and Victoria Road,

Neighbour comments

Representations have been received from 43 Victoria Road and 16, 17 and 20 York House 49 Victoria Road raising the following concerns:

- it would be better if the proposal followed the type of development in neighbouring Clockhouse Road rather than yet more flats;
- potential for loss of privacy as a result of increased overlooking;
- loss of visitor parking to York House;
- the area has lots of double and single lines and the increase in flats with a limited number of parking spaces will cause issues;
- impact from construction vehicles on the safe operation of access and parking into the site and that associated with the existing flats at York House;
- potential impact on adjoining residents from the amount of dust and dirt associated with the construction process; and
- potential damage to residents vehicles by construction vehicles.

A representation has been received from a resident of Elm Grove Road who advises that whilst the proposal is generally a positive development plan, he enquires how unauthorised parking will be handled, given existing parking restrictions in the area. He comments that he has never seen any vehicle issued with a PCN on Sarah Way or the business parking areas and notes that traffic wardens only ever issue parking tickets along the vicinity of Elm Grove Road.

Policy and determining issues

The application site is located within the built up area of Farnborough to the north of

Farnborough town centre. As such Policies SS1 (The Spatial Strategy), 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), CP8 (Supporting Economic Development), 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) of the Rushmoor Core Strategy and "saved" Local Plan Policies ENV16 (Development Characteristics), ENV19 (New Landscaping Requirements), ENV41-44 (Flood Risk), ENV48, ENV49, ENV50 and ENV51 (Environmental Pollution and Noise), H14 (amenity space), TR10 (Contributions for Local Transport Infrastructure), and OR4/OR4.1 (Open Space) are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on 'Housing Density and Design' (May 2006), 'Planning Contributions - Transport' 2008; and 'Car and Cycle Parking Standards', 2012, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated July 2014 and the advice contained in the National Planning Policy Framework/Planning Practice Guidance are also relevant.

The main determining issues are the principle of development, the effect on the character of the area, the impact on neighbours, the living environment created, flood risk and drainage issues, highway considerations, open space provision, nature conservation and renewable energy and construction.

Commentary

The principle of development

The site is located within the defined built up area. Planning Policy has confirmed that there are no site specific policies related to this area. Subsequently, the principle of introducing residential development in this location is acceptable. Having regard to this there is no objection in principle to residential redevelopment of the site subject to consideration of the following matters.

The effect on the character of the area

As existing the site is surrounded by existing development, with purpose built housing to the north, east and west with offices/converted offices to the south. The site is seen in the context of existing development with limited views seen from Elmgrove Road and Clockhouse Road. As such the site makes little visual contribution to the surrounding street scenes. Due to the height of development on Victoria Road no views are seen of the site from Victoria Road. As development of surrounding land has taken place on a piecemeal basis the visual character of the area is eclectic with buildings of varying heights, designs and use of materials. The application site is different to the typical pattern of development in the area in that does not comprise conventional frontage development.

It is recognised that the proposed development will have a different impact on the character of the area in terms of both built form and land use particularly by virtue of the introduction of a three storey element, accommodation within the roofspace and the overall height. However given its location surrounded by existing development it is not considered to have a detrimental impact on the character of the area. It reflects the objectives set out in the NPPF to make best use of brownfield land in sustainable locations and brings vacant land back into beneficial use. The increase in height and amount of development is different but is not considered to be unacceptable in this location. Having regard to the above no objection is raised to the proposal in visual amenity terms.

The impact on neighbours

With regard to the impact on 35 Clockhouse Road, this property is to the north of the application site and comprises a bungalow and its garden. There is established Leyland Cypress evergreen screening along the common boundary with the application site which is in excess of 6.5 metres in height. It is acknowledged that the upper floors of the proposed building will be visible from this property and there will be a degree of overlooking and overshadowing to the lower part of the rear garden. However given a minimum separation distance of just under 25 metres being retained, the boundary screening within the control of 35 Clockhouse Road and the general pattern of existing building relationships in the area, no material overbearing or overshadowing impacts nor a material loss of privacy are considered to result.

39 Clockhouse Road is a detached bungalow to the west of the application site. The building has been designed such that the closest part of the building to this property is single storey with this element having a height of some 4.5 metres with a separation distance of some 4.5 metres to the site boundary. The building then increases in height to 3 storey retaining a separation of distance of some 9 metres. This means that given the orientation of development there is potential for some overshadowing impact in the first half of the morning. However given the single storey design of the building closest to this property and the separation distances retained, this impact is not considered to be materially harmful such that permission should be refused on this basis. Furthermore it is not considered that the proposal would result in unacceptable overbearing impact. Given the siting of the building the windows in the rear elevation of the building would result in indirect overlooking of the front of 39 Clockhouse Road. This is not considered to result in a material loss of privacy. High level windows are proposed at second floor level in the side (west) elevation. They have the potential to directly overlook 39 Clockhouse Road. These windows are shown to serve a bedroom and kitchen/living room with a minimum cill height of 1.7 metres from floor level. It is therefore considered that an appropriate level of occupational privacy would be retained and no objection is raised to the proposal in this regard. The proposed refuse/recycling enclosure is located between the proposed building and the boundary with 39 Clockhouse Road. This is would be 2 metres high and of timber construction. Having regard to existing boundary fencing and the height of the enclosure these factors are considered to be sufficient to screen the storage area from view and as such no objection is raised to the proposal in this regard.

13-27 Pipers Patch lies to the east of the proposed development. This comprises a three storey block of flats. The primary windows in this building face to the front and rear with secondary windows in the side elevation at ground, first and second floor levels. Communal amenity space lies to the north of the building with individual front garden areas to the south. This site benefits from established landscaping. Four high level windows are proposed in first and second floor side elevations (two per floor) to serve bedrooms at second floor and secondary bedroom windows at first floor which have the potential to directly overlook these adjoining residents. Information has been submitted in respect of the second floor windows which demonstrate that with a minimum cill height of 1.7 metres from floor level, an appropriate level of occupational privacy would be retained. In the absence of information relating to the cill height of the first floor windows it is considered appropriate to impose a condition seeking the use of obscure glazing in these windows. Subject to this no material loss of privacy is considered to result from this proposal. Given the location of 13-27 Pipers Patch to the east of the site, there is the potential for a degree of overshadowing in the latter part of the day. However given the separation distance retained, the secondary nature of the windows in the existing flats (serving bedrooms and living rooms), the location of Lawson

Cypress and Yew trees adjacent to the common boundary, the semi-public nature of front gardens and the siting of the proposed building, no material overshadowing impacts are considered to result. Furthermore it is not considered that the proposal would result in unacceptable overbearing impacts.

With regard to the occupiers of York House, it is noted that, in terms of direct overlooking, a separation distance in excess of 40 metres will be retained between the front elevation of the proposed development and the rear elevation of York House. The proposed separation distance is considered to be sufficient to retain appropriate levels of privacy for these occupiers and as such no material loss of privacy to these occupiers is considered to result. Given the orientation of the development and the separation distances proposed, no material overshadowing or overbearing impacts are considered to result from the proposal. The proposed car parking area for the development is proposed adjacent to the parking spaces that serves York House. This relationship is considered to be acceptable.

The living environment created

In space terms the proposed dwellings would provide an acceptable living environment for its future occupants. The development benefits from communal amenity space to the rear with the majority of the flats having juliet balconies. Having regard to the proximity of the Queen Elizabeth Park and the amenity space provided for flat residents at Pipers Patch to the east, it is considered that an acceptable level of usable amenity space commensurate with the type of development proposed would be provided. Communal refuse/recycling bin and cycle storage would be provided which may be secured by way of condition. Subject to the imposition of this condition, it is considered that the proposal would create a satisfactory living environment for future residents and is acceptable.

Flood risk and drainage issues

Policy CP4 relates to surface water flooding and seeks details of sustainable drainage systems that will be incorporated into the development. It is noted that there are no permeable areas within the existing site. The introduction of garden/landscaped areas and the use of permeable hard surfaces will be a positive benefit to surface water drainage. Notwithstanding this the application is supported by an outline SUDS drainage design. This information has been considered in detail by Hampshire County Council, in its role as Lead Local Flood Authority (LLFA) and Thames Water. The LLFA and Thames Water raise no objection to the submitted information. Furthermore Thames Water raise no objection to the proposal in terms of sewerage infrastructure. Whilst feasible SUDS techniques for the site have been provided within the Flood Risk Assessment, no detailed SUDS strategy has been submitted. These details may be secured by way of condition. Subject to the imposition of a condition as set out above no objection is raised to the proposal in terms of policy CP4.

Highway considerations

The proposal is for a development of 10 apartments which comprise of 4 x one bedroom flats and 6 x two bedroom flats on a site to the rear of York House. The proposed site layout shows 11 car parking spaces to serve the development. The Council's Transportation Strategy Officer has been consulted on this application. In view of the relatively accessible location of the development in proximity to the town centre and to the rail station he is satisfied that this level of parking provision is acceptable. Further to this while our full parking standard would require 3 visitors parking spaces it is his view that it can be reasonably expected that visitors to this site could park in town centre car parks. The site layout shows the 11 parking spaces the space marked N10 is not 6m in length which would

normally be needed to be accessible in the orientation shown however as it is adjacent a hatched area in front of the cycle store entrance he is satisfied that this hatched area does give the manoeuvring space that is required. The location of the refuse store appears to be accessible from the point of collection while the swept path tracking diagram uses a slightly different site layout he is satisfied that this demonstrates how a refuse freighter will turn at the end of Sarah Way to access the store from within 25m. Cycle parking provision is considered to be acceptable.

The Transportation Strategy Officer is also satisfied that as there is no increase in multi modal trips arising from the development when compared to the former use of this site, there is no requirement for a financial contribution in respect of the Council's SPD on Planning Contributions - Transport. Subject to the imposition of conditions as set out above, no objection is raised to the proposal on highway grounds.

Open space provision

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. 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 for the improvement of the car park, footpaths and playground at Queen Elizabeth Park and sport pitches at Farnborough Gate sports complex by way of a planning obligation may be appropriate. The applicant is in the process of completing the necessary agreement and subject to this no objection is raised to the proposal within the terms of Policy OR4.

Nature conservation

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This comprises two elements - a Suitable Alternative Natural Greenspace (SANG) at Hawley Meadows/Blackwater Park to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and 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 Hawley Meadows/Blackwater Park SANG will be considered. In accordance with the strategy the applicant has agreed to make the requisite financial contribution. The applicant is in the process of completing the necessary agreement and subject to this no objection is raised to the proposal in terms of its impact on the TBHSPA having regard to the above strategy and development plan policy.

Renewable energy and construction.

Following the Royal Assent of the Deregulation Bill 2015 (26 March 2015) the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that we 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.

Conclusion

In conclusion the proposal is acceptable in principle. It would have an acceptable impact on the character of the area, it will create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining non-residential and residential occupiers and meet the functional requirements of the development. The proposal is acceptable in highway terms, it makes satisfactory provision for public open space and an appropriate contribution towards SPA mitigation measures and secures appropriate energy efficiency measures. It complies with development plan policies, the Council's adopted Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance and is recommended for approval.

FULL RECOMMENDATION

It is recommended that subject to no views being received by 9 May 2016 in response to the site notice or advertisement relating to this proposal not previously considered and of the completion of a satisfactory Agreement under s106 of the Town and Country Planning Act 1990 by 13 July 2016 to secure financial contributions towards SPA mitigation and open space 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 13 July 2016 the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal fails to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011 and to provide mitigation for the impact of the development on the Thames Basin Heaths Special Protection Area in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy contrary to Policy CP13 of the Rushmoor Core Strategy.

- 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 Notwithstanding any details submitted with the application, 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/parking areas 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 The development shall be completed and retained in accordance with the levels shown on the approved plans.

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

- 5 The building shall not be occupied 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. The development shall be completed prior to first occupation and thereafter retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

- 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 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) a programme of construction work;
- ii) the provision of facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) access and egress for plant and deliveries;
- v) protection of pedestrian routes and boundaries with adjoining land/buildings during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- vii) controls over dust, noise and vibration during the construction period; and
- viii) provision for storage, collection and disposal of rubbish from the development during the construction period

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.*

- 8 The landscaping scheme as shown on drawing number L800 rev P3 shall be implemented in full prior to the first occupation of any part of the development or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting 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 and in the interests of biodiversity

- 9 No dwelling shall be occupied until the off-street parking facilities shown on the approved plans relevant to that dwelling 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) and, in the interests of clarity, not used for the storage of caravans, boats or trailers .

*

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

- 10 No part of the development hereby approved shall be used or occupied until the means of vehicular access onto Sarah Way has been made available for use.

Reason - To ensure adequate means of access is available to the development.

- 11 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

- 12 Prior to the commencement of development, and notwithstanding any details submitted with the application, a detailed Sustainable Drainage Systems (SUDS) strategy 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 that part of the development to which they relate and retained in perpetuity.

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

- 13 Prior to the commencement of development, and notwithstanding any details submitted with the application, details of measures to achieve the energy performance standards in accordance with Code Level 4 for Sustainable Homes or equivalent 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 plot to which they relate and retained in perpetuity.

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

- 14 Notwithstanding the provisions of condition 9 above, the parking spaces shown on the approved plans shall be provided in accordance with a plan which shows car parking spaces allocated to individual properties which shall be submitted to the Local Planning Authority for approval prior to first occupation of the development and once approved shall be retained as such.

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

- 15 No works shall start on site until details of communal aerial/satellite facilities for the development have been submitted to and approved in writing by the Local Planning Authority. The approved system shall then be installed and made operational before the relevant dwellings are occupied. *

Reason - In the interests of the visual amenity of the area.

- 16 The refuse and cycle storage areas as shown on the approved plans shall be provided prior to the occupation of any part of the development and thereafter retained for their designated purpose.

Reason - To promote sustainable transport choices and to meet the functional requirements of the development.

- 17 The secondary bedroom windows in the side elevation serving flats 6 and 7 shall be completed in obscure glazing and thereafter retained.

Reason – To safeguard an appropriate level of privacy to adjoining residents at Pipers Patch

- 18 The permission hereby granted shall be carried out in accordance with the following approved drawings - 4401_A_L522_P4, L523_P3, L530_P6, L531_P5, L100 rev P5, L800 rev P3 and A368 rev A

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

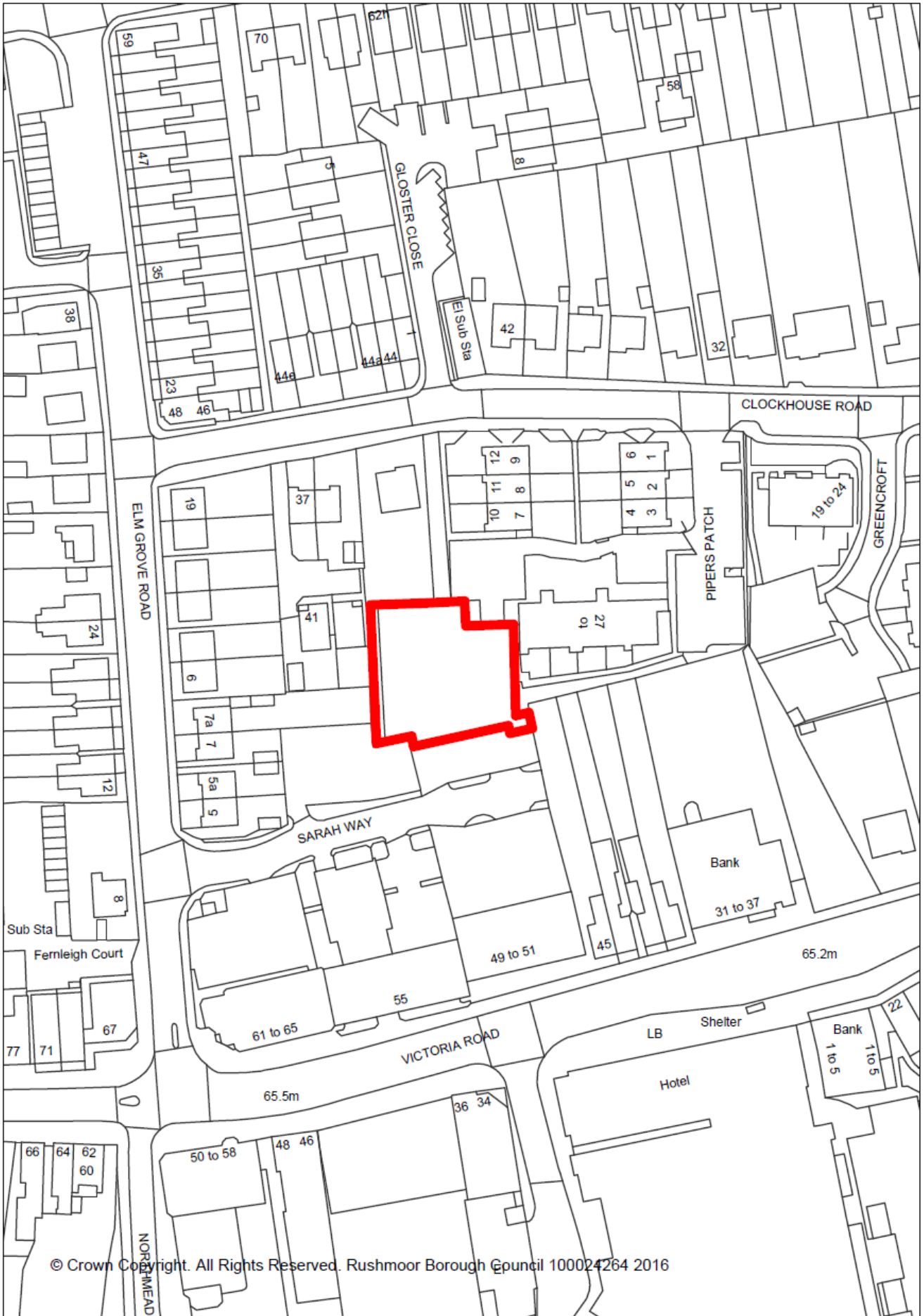
Informatives

- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, 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.
- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because the proposal would have an acceptable impact on the character of the area. It has been satisfactorily demonstrated that the proposal that it will create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining non-residential occupiers and meet the functional requirements of the development. The proposal is acceptable in highway terms, it makes satisfactory provision for public open space and an appropriate contribution towards SPA mitigation measures. As such it complies with development plan policies, the Council's adopted SPDs on Car and Cycle Parking Standards and Planning Contributions - Transport and The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the

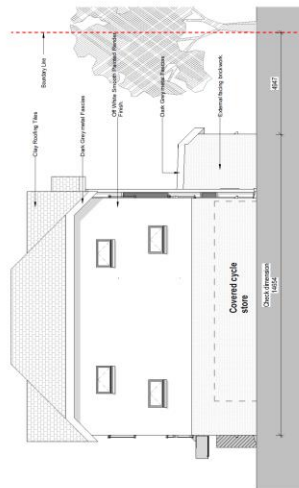
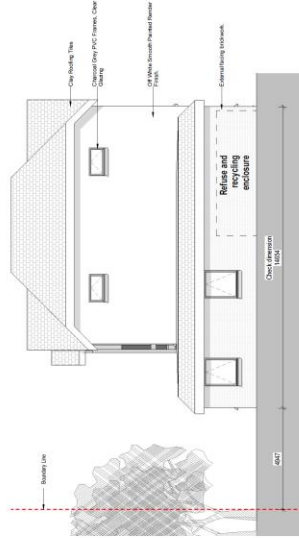
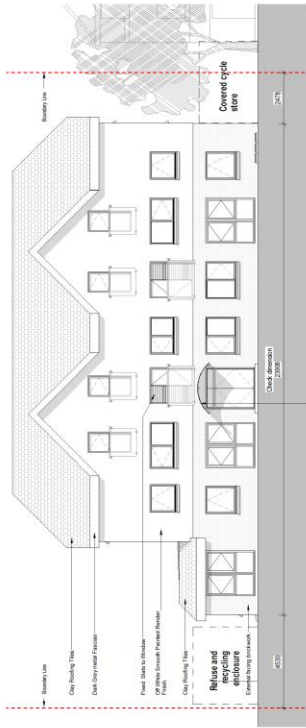
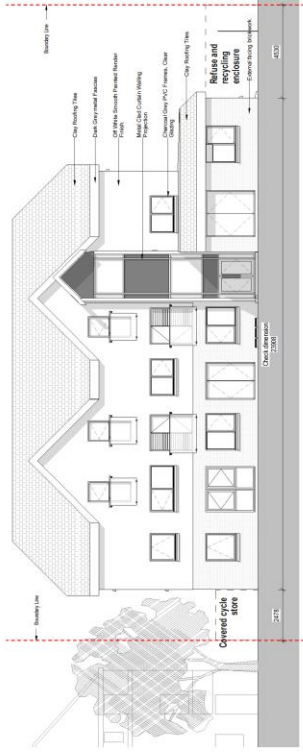
proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These conditions 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. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 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 follow good practice in the removal of the existing hardstanding 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.
- 7 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.
- 8 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/alterd 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.
- 9 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.
- 10 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 for advice

- 11 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.
- 12 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.
- 13 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.
- 14 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.
- 15 INFORMATIVE - The applicant's attention is drawn to water efficiency and the new national technical standard i.e. all new homes have to meet the mandatory national standard set out in the Building Regulations (of 125 litres/person/day).



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No. 11
 Date: 05/01/2015
 By: [Signature]
 Checked: [Signature]
 Title: PLANNING
 Project No: 4401_A_L511_P5
 Drawing No: 4401_A_L511_P5

househamhenderson
 1, Chesham Way, Basingstoke
 Hampshire, RG24 0BA
 Tel: 01256 810000
 Fax: 01256 810001
 Email: info@househamhenderson.com

Client:
Gammaker Asset Management
 Sarah Way Development

Project:
PROPOSED RESIDENTIAL DEVELOPMENT ELEVATIONS

Scale:
 1: 1/50 @ A1
 2: 1/100 @ A2
 3: 1/200 @ A3

Date:
 05/01/2015

Author:
 JF

Checker:
 VR

Project No:
 4401_A_L511_P5

Drawing No:
 4401_A_L511_P5

Project Name:
 Sarah Way Development

Drawing Title:
 PROPOSED RESIDENTIAL DEVELOPMENT ELEVATIONS

Scale:
 1: 1/50 @ A1
 2: 1/100 @ A2
 3: 1/200 @ A3

Date:
 05/01/2015

Author:
 JF

Checker:
 VR

Project No:
 4401_A_L511_P5

Drawing No:
 4401_A_L511_P5

Project Name:
 Sarah Way Development

Drawing Title:
 PROPOSED RESIDENTIAL DEVELOPMENT ELEVATIONS



Scheme K6 Legend



| Units | Area | Floor SF | Bedrooms | Bathrooms |
|------------------|-----------|----------|------------|-------------|
| U1, Ground Floor | 565.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| Floor 2 | 480.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| Floor 3 | 480.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| Floor 4 | 480.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| U1, First Floor | 565.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| Floor 5 | 480.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| Floor 6 | 480.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| Floor 7 | 480.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| U2, Ground Floor | 614.40 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| Floor 8 | 480.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| Floor 9 | 480.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| Floor 10 | 480.00 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |
| 10 | 579.83 SF | 1 Block | 2 Bedrooms | 2 Bathrooms |

Scheme K6 Legend



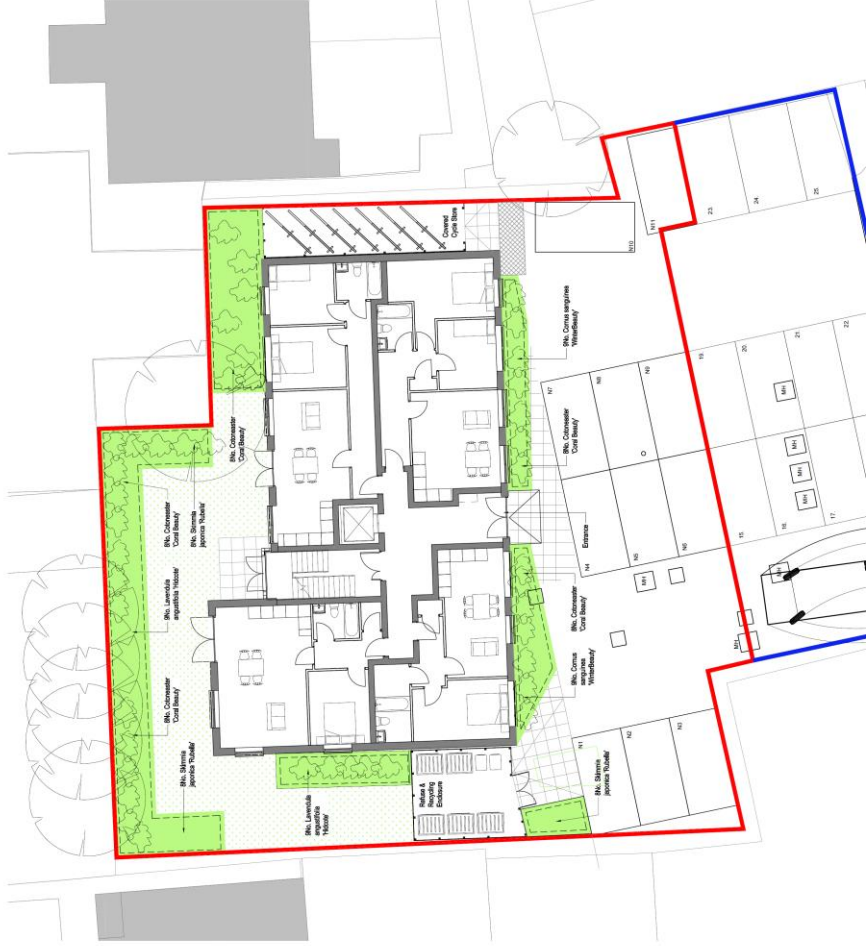
Scheme K6 Legend



Refuse & Enclosure area to be used for refuse bins for flats, waste, wheelie bins for flats, refuse collection point, refuse collection point.

| Rev | Description | By | Check | Date |
|-----|-------------|----|-------|----------|
| 1 | Issue for | SP | JM | 21/11/18 |
| 2 | Revised | SP | JM | 21/11/18 |
| 3 | Revised | SP | JM | 21/11/18 |

Location: 4401 A, L550, PB
 Client: Grainmarket Asset Management
 Project: Sarah Way Development
 Date: 05/01/2018
 Author: JM
 Project Number: 4401_A_L550_PB



PLANTING SCHEDULE

| | | | | | |
|-----------------------|----------|------|------|------|------|
| Shorea spinesa Bushes | 30' diam | L | 100% | 10' | 100% |
| Albizia | 4" | 100% | 10' | 100% | |
| Commersonia | 30" diam | L | 100% | 10' | 100% |
| Commersonia | 30" diam | L | 100% | 10' | 100% |
| Commersonia | 30" diam | L | 100% | 10' | 100% |
| Commersonia | 30" diam | L | 100% | 10' | 100% |

PLANTING LEGEND

Phytosocial plants are plants that are used to create a sense of enclosure and privacy. They are used in the planting schedule to create a sense of enclosure and privacy.

Phytosocial plants are used to create good quality private green with walls like the green courtyard garden.

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 15/00039/FUL Ward: Knellwood

Applicant: W G Property Ltd

Decision: **Permission Granted**

Decision Date: 01 April 2016

Proposal: Erection of a three storey building with associated parking comprising flexible use of either A1, A2 or A3 (coffee shop) use on ground floor, either A2 or B1 use and a one bedroom flat on first floor and two studio flats on second floor.

Address **244 Farnborough Road Farnborough Hampshire**

Application No 15/00961/FULPP Ward: Wellington

Applicant:

Decision: **Permission Granted**

Decision Date: 29 March 2016

Proposal: Interim infrastructure and engineering works to include provision of road, temporary car park and drop off point

Address **Zone I - School End Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 15/00968/FULPP Ward: Wellington

Applicant: Grainger (Aldershot) Limited And Secretar

Decision: **Permission Granted**

Decision Date: 22 March 2016

Proposal: Infrastructure works associated with Corunna (Zone B) to provide access and services.

Address **Zone B - Coruna Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 15/00979/EDCPP Ward: St Mark's

Applicant: Mr Dennis Smith

Decision: **Development is Lawful**

Decision Date: 13 April 2016

Proposal: Use of land to the rear of 64-66 Alexandra Road for parking for 4 and 4a Netley Street and for informal parking of vehicles in association with 2 Netley Street

Address **66 Alexandra Road Farnborough Hampshire GU14 6DD**

Application No 16/00020/FULPP Ward: St Mark's

Applicant: The Surrey Design Partnership Limited

Decision: **Permission Granted**

Decision Date: 30 March 2016

Proposal: External alterations to facilitate conversion of existing commercial buildings to form 14 dwellinghouses (comprising 9 one-bedroom and 5 two-bedroom units) including associated car parking and bin storage. Change of use of ancillary detached garage outbuilding building for self-contained use as an office/storage unit (Use Class B1/B8) with retention of associated tarmac area to be used as a yard and car park

Address **77 Alexandra Road Farnborough Hampshire GU14 6BN**

Application No 16/00021/FULPP Ward: Knellwood
Applicant: Mr A Grimes
Decision: **Permission Granted**
Decision Date: 23 March 2016
Proposal: Erection of five-bedroom detached house and detached double garage
(revised scheme to that approved with planning permission
14/00148/FULPP dated 23 April 2014)
Address **Land Adjacent To 60 Farnborough Road Farnborough Hampshire**

Application No 16/00061/TPOPP Ward: Empress
Applicant: Mr Simon Jones
Decision: **Permission Granted**
Decision Date: 21 March 2016
Proposal: Large Willow tree (T1 of TPO 308) in main car park re-pollard back to
previous pollard points
Address **La Fosse House 129 Ship Lane Farnborough Hampshire GU14 8BH**

Application No 16/00062/TPOPP Ward: Wellington
Applicant: Tesco
Decision: **Permission Granted**
Decision Date: 21 March 2016
Proposal: Six Horse Chestnuts (part of G3 of TPO 178) overhanging service yard,
crown reduce Southern canopy aspect by no more than 2 metres
Address **Tesco Stores Ltd 5 Wellington Avenue Aldershot Hampshire GU11
1SQ**

Application No 16/00064/ADVPP Ward: North Town
Applicant: KFC UKI
Decision: **Permission Granted**
Decision Date: 07 April 2016
Proposal: Display a double sided internally illuminated pole sign (6 metres high) and
one freestanding non illuminated banner sign
Address **Land Adjacent To 235 Ash Road Aldershot Hampshire**

Application No 16/00065/COND Ward: Empress

Applicant: Block 88 Ltd

Decision: **Conditions details approved**

Decision Date: 22 March 2016

Proposal: Submission of details pursuant to Conditions 3 (External materials), 4 (sustainability) and 5 (SUDS) of planning permission 15/00663/FULPP

Address **Development Land Adjacent To 10 Marrowbrook Close Farnborough Hampshire**

Application No 16/00073/CONDPP Ward: Manor Park

Applicant: Bugler Developments Ltd

Decision: **Conditions details approved**

Decision Date: 05 April 2016

Proposal: Submission of details to comply with condition 15 (contaminated land) attached to planning permission 15/00194/FULPP dated 25 August 2015 for the erection of a part two, part three storey building to provide 29 one, 3 two and 2 three bedroom residential units (34 in total) for disabled or vulnerable veterans with their dependents, shared common room, staff accommodation, car and cycle parking, refuse storage, landscaping and associated works

Address **Christmas Lodge Evelyn Avenue Aldershot Hampshire GU11 3QB**

Application No 16/00076/FUL Ward: Empress

Applicant: Mr & Mrs Tony & Penny Cotugno

Decision: **Permission Granted**

Decision Date: 01 April 2016

Proposal: Change of use of property from dwelling house (C3) to small HMO (C4)

Address **19 Elm Grove Road Farnborough Hampshire GU14 7RB**

Application No 16/00078/COND Ward: Cherrywood
Applicant: Digital Factory Ltd.
Decision: **Conditions details approved**
Decision Date: 31 March 2016
Proposal: Submission of details of the installation of proposed external air-conditioning units pursuant to Condition No.1 of planning permission 15/00919/REVPP dated 4 January 2016
Address **3 Chancerygate Way Farnborough Hampshire GU14 8FF**

Application No 16/00081/FULPP Ward: Cove And Southwood
Applicant: Mr C Stocchetti
Decision: **Permission Granted**
Decision Date: 04 April 2016
Proposal: Proposed side extension to estate agency
Address **1 Bridge Road Farnborough Hampshire GU14 0HT**

Application No 16/00093/TPO Ward: Empress
Applicant: Mr Baier
Decision: **Permission Granted**
Decision Date: 23 March 2016
Proposal: Three Sweet Chestnuts (T3,T7 and T8 of TPO 462A) crown lift to no more than 9 metres. One Sweet Chestnut (T9 of TPO 462A) crown lift to no more than 9 metres and reduce over extended limb at top on right side by 3 metres. One Scots Pine (T1 of TPO 462A) reduce crown lower section by no more than 2 metres and thin upper crown by 20% and reduce some branches by no more than 1 metre to shape the tree
Address **24 St Michaels Road Farnborough Hampshire GU14 8NE**

Application No 16/00094/REVPP Ward: Cherrywood

Applicant: Chancerygate (Frimley) Ltd

Decision: **Permission Granted**

Decision Date: 01 April 2016

Proposal: Variation of Condition No.2 of planning permission 14/00572/FUL dated 24 October 2014 to substitute amended plan for Unit 4 showing provision of two additional roller shutter doors, an increase in height of existing consented roller shutter doors adjoining, installation of new sectional door adjacent to main pedestrian entrance of north-west (front elevation); and relocation of fire exit door on north-east elevation

Address **4 Chancerygate Way Farnborough Hampshire GU14 8FF**

Application No 16/00095/TPO Ward: Empress

Applicant: Mr John Corkhill

Decision: **Permission Granted**

Decision Date: 23 March 2016

Proposal: One Sweet Chestnut (T10 of TPO 442) reduce back to the previous reduction points the three lowest primary branches overhanging the rear gardens of 3 and 5 St Michaels Road

Address **5 St Michaels Road Farnborough Hampshire GU14 8ND**

Application No 16/00097/FUL Ward: Manor Park

Applicant: Mr Bill James

Decision: **Permission Granted**

Decision Date: 31 March 2016

Proposal: Erection of detached early years classroom building with toilets and group rooms

Address **St Josephs Roman Catholic Primary School Bridge Road Aldershot Hampshire GU11 3DD**

Application No 16/00100/FUL Ward: Cherrywood

Applicant: Mr Malcolm Darby

Decision: **Permission Granted**

Decision Date: 30 March 2016

Proposal: Creation of hardstanding

Address **Land Adjacent To 2 Beech Road Farnborough Hampshire**

Application No 16/00103/REVPP Ward: Cherrywood

Applicant: Chancerygate (Frimley) Ltd

Decision: **Permission Granted**

Decision Date: 01 April 2016

Proposal: Relaxation of Condition 16 of planning permission 14/00572/FUL dated 24 October 2015 to allow operation of ancillary Trade Counter within Unit 4 comprising no more than 10% of the floorspace of the Unit

Address **4 Chancerygate Way Farnborough Hampshire GU14 8FF**

Application No 16/00108/FULPP Ward: Manor Park

Applicant: Mr Ravinder Kumar

Decision: **Permission Granted**

Decision Date: 07 April 2016

Proposal: Change of use of ground floor residential accommodation to laundrette (Sui Generis) with associated works and erection of single storey side/rear extension

Address **350 High Street Aldershot Hampshire GU12 4LU**

Application No 16/00111/FULPP Ward: St Mark's

Applicant: Mr Tim Sheen

Decision: **Permission Granted**

Decision Date: 21 March 2016

Proposal: Raising the roof and insertion of roof lights to facilitate a loft conversion

Address **38 York Road Farnborough Hampshire GU14 6NF**

Application No 16/00115/FUL Ward: Rowhill

Applicant: Mr Cosmin Basturea

Decision: **Permission Granted**

Decision Date: 29 March 2016

Proposal: Erection of a single storey rear extension

Address **36A York Road Aldershot Hampshire GU11 3JP**

Application No 16/00116/PDC Ward: Rowhill

Applicant: Mr Cosmin Basturea

Decision: **Development is Lawful**

Decision Date: 29 March 2016

Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED DEVELOPMENT: Proposed skylight to side elevation to facilitate loft conversion to form habitable rooms

Address **36A York Road Aldershot Hampshire GU11 3JP**

Application No 16/00118/ADVPP Ward: North Town

Applicant: First Wessex

Decision: **Permission Granted**

Decision Date: 08 April 2016

Proposal: Display of 3 non-illuminated fascia signs

Address **212 North Lane Aldershot Hampshire GU12 4TH**

Application No 16/00120/ADVPP Ward: St Mark's

Applicant: Lamont Property Acquisition Ltd

Decision: **Permission Granted**

Decision Date: 01 April 2016

Proposal: Display nine non illuminated freestanding car park/direction signs following removal of existing

Address **Brennan House 2 Aerospace Boulevard Farnborough Hampshire GU14 6XW**

Application No 16/00124/COU Ward: St Mark's
Applicant: Miss Billy Jean Boswell
Decision: **Permission Granted**
Decision Date: 07 April 2016
Proposal: Flexible use as a tanning salon or as a mixed Class A1 /A3 use
Address **Ground Floor 46 Camp Road Farnborough Hampshire GU14 6EP**

Application No 16/00125/TPOPP Ward: Empress
Applicant: Fell Reynolds
Decision: **Permission Granted**
Decision Date: 07 April 2016
Proposal: Remedial works to trees T34,T52,T53,T54 and T70 and the replacement of T70 with a extra heavy standard Horse Chestnut tree as specified in the submitted work schedule (all trees are part of TPO 422A)
Address **Redrow Building Site O'Gorman Avenue Farnborough Hampshire**

Application No 16/00128/TPO Ward: Knellwood
Applicant: Mr Jon Hewitt
Decision: **Permission Granted**
Decision Date: 07 April 2016
Proposal: One Lime (part of group G8 of TPO 431A) tree T1 on attached plan, crown reduce by no more than 3 metres, reduce lateral spread by no more than 3 metres, reduce lowest lateral limb to the east by no more than 3.5 metres, crown lift by no more than 5 metres from ground level and remove epicormic growth. One Lime (part of group G8 of TPO 431A) tree T2 on attached plan, overall crown reduction by no more than 2 metres and crown lift to no more than 5 metres from ground level. One Horse Chestnut (part of group G8 of TPO 431A) tree T3 on attached plan, fell and replace with heavy standard Chestnut tree
Address **43 Avenue Road Farnborough Hampshire GU14 7BJ**

Application No 16/00131/TPO Ward: Knellwood

Applicant: Mr Eric Carpenter

Decision: **Permission Granted**

Decision Date: 12 April 2016

Proposal: One Cedar (T1 of TPO 287) section fell to ground level

Address **34 Avenue Road Farnborough Hampshire GU14 7BL**

Application No 16/00136/FULPP Ward: Cove And Southwood

Applicant: Mr J Macdonald

Decision: **Permission Granted**

Decision Date: 24 March 2016

Proposal: Erection of an attached garage to side

Address **16 St Christophers Road Farnborough Hampshire GU14 0AH**

Application No 16/00138/FULPP Ward: Knellwood

Applicant: Mr & Mrs Smith

Decision: **Permission Granted**

Decision Date: 29 March 2016

Proposal: Erection of part two storey and single storey rear extension and front porch.

Address **4 Cunnington Road Farnborough Hampshire GU14 6PN**

Application No 16/00139/FULPP Ward: Knellwood

Applicant: Mr GAVIN APPLEGATE

Decision: **Permission Granted**

Decision Date: 30 March 2016

Proposal: Erection of part ground floor, part two storey and part first floor rear extension and new conservatory roof

Address **Whitehaven 133 Sycamore Road Farnborough Hampshire GU14 6RE**

Application No 16/00141/CONDPP Ward: Wellington
Applicant: KFC (GB) Ltd.
Decision: **Conditions details approved**
Decision Date: 14 April 2016
Proposal: Variation of details previously approved under condition 3 of planning permission 14/00675/CONDPP to allow four windows installed on the rear elevation of the building to be retained
Address **17 Union Street Aldershot Hampshire GU11 1EP**

Application No 16/00145/TPO Ward: St Mark's
Applicant: Mrs Helen Rainsford
Decision: **Permission Granted**
Decision Date: 13 April 2016
Proposal: One Sycamore (T1 of TPO 240) crown thin by 10%, crown lift above carriageway by no more than 5 metres and over car park by no more than 4 metres
Address **Church Of Our Lady Queens Road Farnborough Hampshire GU14 6JR**

Application No 16/00153/NMA Ward: Fernhill
Applicant: Bellway Homes
Decision: **Permission Granted**
Decision Date: 23 March 2016
Proposal: Non material amendment to planning permission 14/00014/FUL allowed on appeal dated 7 January 2015 in respect of plots 83 and 84 to provide three full storeys of accommodation with associated changes to the internal layout.
Address **Land At Guillemont Park Sun Park Minley Road Farnborough Hampshire**

Application No 16/00163/FULPP Ward: Aldershot Park
Applicant: Mr Chris Luck
Decision: **Permission Granted**
Decision Date: 30 March 2016
Proposal: Erection of part first floor and single storey rear extension and single storey front extension
Address **10 The Avenue Aldershot Hampshire GU12 4BJ**

Application No 16/00166/FULPP Ward: St John's
Applicant: Mr C Cushing
Decision: **Permission Granted**
Decision Date: 29 March 2016
Proposal: Erection of a single storey rear extension
Address **Derwent 139 Fleet Road Farnborough Hampshire GU14 9SQ**

Application No 16/00169/NMAPP Ward: Empress
Applicant: Travis Perkins PLC
Decision: **Permission Granted**
Decision Date: 31 March 2016
Proposal: NON-MATERIAL AMENDMENT : amendments to scheme approved by planning permission 14/00203/FUL dated 30 June 2014 (and subject to amendments approved by 15/00563/REVPP dated 28 October 2015) comprising re-location of proposed new goods and service roller shutter door for Unit 1 from rear elevation to side elevation; and consequential re-location of personnel fire escape door on side elevation and position of external enclosure fence between Outdoor Projects Centre and service yard
Address **13 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 16/00171/FULPP Ward: Fernhill
Applicant: Mrs Carol Haines
Decision: **Permission Granted**
Decision Date: 29 March 2016
Proposal: Erection of a conservatory to side
Address **59 Blackthorn Crescent Farnborough Hampshire GU14 9AG**

Application No 16/00173/FUL Ward: Empress
Applicant: Mr & Mrs Pamma
Decision: **Permission Granted**
Decision Date: 08 April 2016
Proposal: Erection of a two storey rear extension and single storey front extension forming an entrance porch
Address **19 Prospect Avenue Farnborough Hampshire GU14 8JT**

Application No 16/00175/REXPD Ward: Manor Park
Applicant: Mr M Greenslade
Decision: **Prior Approval Required and Granted**
Decision Date: 29 March 2016
Proposal: Erection of a single storey rear extension measuring 4 metres deep for the original rear wall of the house, 3 metres to the eaves and 4 metres overall height
Address **1 Coronation Road Aldershot Hampshire GU11 3PY**

Application No 16/00178/FUL Ward: Cove And Southwood
Applicant: Mr & Mrs S Cattan
Decision: **Permission Granted**
Decision Date: 30 March 2016
Proposal: Erection of a conservatory to the rear
Address **38 Fowler Road Farnborough Hampshire GU14 0BW**

Application No 16/00180/NMA Ward: Manor Park
Applicant: Mr & Mrs S Zebaida
Decision: **Permission Granted**
Decision Date: 15 April 2016
Proposal: Non material amendment to planning application 15/00946/FULPP dated 4th January 2016 to allow a change in design to front porch
Address **100 Church Lane East Aldershot Hampshire GU11 3HN**

Application No 16/00182/FULPP Ward: Manor Park
Applicant: Mr D Brace
Decision: **Permission Granted**
Decision Date: 01 April 2016
Proposal: Erection of a single storey rear infill extension and part first floor rear extension
Address **71 St Michaels Road Aldershot Hampshire GU12 4JJ**

Application No 16/00183/FULPP Ward: Manor Park
Applicant: Mr & Mrs G McCaul
Decision: **Permission Granted**
Decision Date: 01 April 2016
Proposal: Erection of single storey rear infill extension
Address **73 St Michaels Road Aldershot Hampshire GU12 4JJ**

Application No 16/00184/NMAPP Ward: Knellwood
Applicant: Mr Simon Moore
Decision: **Permission Granted**
Decision Date: 08 April 2016
Proposal: Non Material Amendment to application 15/00617/FULPP dated 11th September 2015 to allow a change in design to the detached garage
Address **50 Church Avenue Farnborough Hampshire GU14 7AP**

Application No 16/00185/PDCPP Ward: North Town
Applicant: Mr Matt Young
Decision: **Development is Lawful**
Decision Date: 31 March 2016
Proposal: Lawful Development Certificate: Formation of a rear dormer and skylight to front elevation to facilitate a loft conversion
Address **36 Green Way Aldershot Hampshire GU12 4XA**

Application No 16/00186/COND Ward: Empress
Applicant: Woodford Stauffer
Decision: **Split decision**
Decision Date: 14 April 2016
Proposal: Confirmation that conditions attached to planning permission 06/00633/FUL dated 29 June 2007 have been complied with
Address **42 Lynx Court Wallis Square Farnborough Hampshire GU14 7GQ**

Application No 16/00190/HCC Ward: West Heath
Applicant: County Planning Officer
Decision: **No Objection**
Decision Date: 08 April 2016
Proposal: CONSULTATION FROM HAMPSHIRE COUNTY COUNCIL:
Decommissioning of existing swimming pool and reinstate with a new tarmac surface, with retention of existing masonry buildings
Address **Manor Junior School Fernhill Road Farnborough Hampshire GU14 9DX**

Application No 16/00191/REXPD Ward: Empress
Applicant: Mr Cotugno
Decision: **Prior Approval Required and Granted**
Decision Date: 01 April 2016
Proposal: Erection of a single storey rear extension measuring 5 metres from the original rear wall of the property x 2.2 metres to the eaves x 3.3 metres high
Address **19 Elm Grove Road Farnborough Hampshire GU14 7RB**

Application No 16/00192/FUL Ward: Cove And Southwood
Applicant: Mr R Dean
Decision: **Permission Granted**
Decision Date: 06 April 2016
Proposal: Erection of a single storey side extension
Address **4 Broadmead Farnborough Hampshire GU14 0RJ**

Application No 16/00196/FUL Ward: Wellington
Applicant: Mr Lee Evans
Decision: **Permission Granted**
Decision Date: 08 April 2016
Proposal: Erection of closeboard fence up to 2.5 metres high along new boundary line
Address **11 Sheeling Close Aldershot Hampshire GU12 4BU**

Application No 16/00197/FULPP Ward: Empress
Applicant: Mrs Kelly Condell
Decision: **Permission Granted**
Decision Date: 07 April 2016
Proposal: Erection of a single storey front extension
Address **35 Marrowbrook Lane Farnborough Hampshire GU14 0BB**

Application No 16/00199/REXPD Ward: Aldershot Park
Applicant: Mr Konrad Kuc
Decision: **Prior approval is NOT required**
Decision Date: 11 April 2016
Proposal: Erection of a single storey rear extension measuring 4.5 metres from the original dwelling house, 2.5 metre to the eaves and 3.8 metres in overall height
Address **21 Whyte Avenue Aldershot Hampshire GU12 4AD**

Application No 16/00200/PDC Ward: Cove And Southwood
Applicant: Ms Gallop And Mr George
Decision: **Development is Lawful**
Decision Date: 05 April 2016
Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED
DEVELOPMENT: Formation of a rear dormer and 3 skylights to front
elevation to facilitate a loft conversion
Address **38 Derwent Close Farnborough Hampshire GU14 0JT**

Application No 16/00204/REXPD Ward: North Town
Applicant: Mr & Mrs Neil Edmonds
Decision: **Prior approval is NOT required**
Decision Date: 08 April 2016
Proposal: Erection of a single storey rear extension measuring 6 metres from the
original rear wall x 2.65 metres to the eaves and 3.44 metres overall
height
Address **111 Holly Road Aldershot Hampshire GU12 4SQ**

Application No 16/00205/FULPP Ward: Cherrywood
Applicant: Mr Dharma Sunuwar
Decision: **Permission Granted**
Decision Date: 13 April 2016
Proposal: Demolition of existing single storey outbuilding and erection of a single
storey side and rear extension
Address **49 Beech Road Farnborough Hampshire GU14 8EX**

Application No 16/00209/FULPP Ward: Rowhill
Applicant: Mr Graeme Martin
Decision: **Permission Granted**
Decision Date: 12 April 2016
Proposal: Erection of a two storey and single storey rear extension
Address **26 Cranmore Lane Aldershot Hampshire GU11 3AS**

Application No 16/00210/FULPP Ward: St Mark's
Applicant: Mr Drew Foster
Decision: **Permission Granted**
Decision Date: 11 April 2016
Proposal: Erection of part two storey and part single storey rear extension
Address **88 Peabody Road Farnborough Hampshire GU14 6DY**

Application No 16/00211/FUL Ward: Fernhill
Applicant: Mrs S Dorning-Mills
Decision: **Permission Granted**
Decision Date: 15 April 2016
Proposal: Retention of an outbuilding to the rear
Address **121 Pinewood Park Farnborough Hampshire GU14 9LE**

Application No 16/00213/REXPD Ward: Fernhill
Applicant: Mr Tidy
Decision: **Prior approval is NOT required**
Decision Date: 11 April 2016
Proposal: Erection of single storey rear extension measuring 3.275 metres in length from the original rear wall, 3.10 metres to the eaves and 3.4 metres in overall height
Address **9 Cheviot Close Farnborough Hampshire GU14 9HS**

Application No 16/00214/FUL Ward: Fernhill
Applicant: Mr & Mrs Rumford
Decision: **Permission Granted**
Decision Date: 15 April 2016
Proposal: Erection of a single storey side extension
Address **11 Ashbury Drive Blackwater Camberley Hampshire GU17 9HH**

Application No 16/00215/REXPD Ward: Cove And Southwood

Applicant: Mr Plunkett

Decision: **Prior approval is NOT required**

Decision Date: 11 April 2016

Proposal: Erection of a conservatory to rear, measuring 3.4 metres in length from the original rear wall, 2.4 metres to the eaves and 3.2 metres in overall height

Address **8 Thirlmere Close Farnborough Hampshire GU14 0LG**

Application No 16/00216/FULPP Ward: St John's

Applicant: Mr Peter Hornblower

Decision: **Permission Granted**

Decision Date: 14 April 2016

Proposal: Erection of first floor side extension over existing garage.

Address **15 Brownsover Road Farnborough Hampshire GU14 9SP**

Application No 16/00217/REXPD Ward: West Heath

Applicant: Mr Alan Wright

Decision: **Prior approval is NOT required**

Decision Date: 11 April 2016

Proposal: Erection of a single storey rear extension, measuring 4 metres in length from the original rear dwelling, 2.4 metres to the eaves and 3.3 metres in overall height

Address **16 Avon Close Farnborough Hampshire GU14 9LN**

Application No 16/00218/NMAPP Ward: Fernhill

Applicant: Mr T Parker

Decision: **Permission Granted**

Decision Date: 24 March 2016

Proposal: Non material amendment to planning application 15/00491/FULPP dated 18th September 2015 to allow the reduction in size of the two storey rear extension, changes to the side windows at ground floor and change the dormer windows from hip to gable

Address **135 Chapel Lane Farnborough Hampshire GU14 9BH**

Application No 16/00220/NMA Ward: Empress

Applicant: Bride Hall Holdings

Decision: **Permission Granted**

Decision Date: 15 April 2016

Proposal: Non material amendment to planning permission 13/00024/FULPP dated 25 October 2013 in respect of replacing opaque glass in top section of ground floor glazing with louvres (east elevation) and provision of feature lighting to building (north, east and west elevations)

Address **1 - 5 Firgrove Parade Farnborough Hampshire**

Application No 16/00222/FULPP Ward: Cherrywood

Applicant: Mr & Mrs K Burge

Decision: **Permission Granted**

Decision Date: 13 April 2016

Proposal: Erection of single storey front and rear extensions.

Address **15 Bracklesham Close Farnborough Hampshire GU14 8LP**

Application No 16/00223/COND Ward: Manor Park

Applicant: Cove Construction Ltd.

Decision: **Conditions details approved**

Decision Date: 21 March 2016

Proposal: Submission of details pursuant to Condition No.18 (sustainability rating certification) of planning permission 12/00527/FULPP dated 16 November 2012 in respect of Plots 7, 8 and 9 (Nos.3, 4 & 5 Albion Mews)

Address **Albion Works Church Lane East Aldershot Hampshire GU11 3BT**

Application No 16/00224/FUL Ward: Manor Park

Applicant: Mr John Lally

Decision: **Permission Granted**

Decision Date: 13 April 2016

Proposal: Erection of a single storey rear extension following removal of existing conservatory (revised application to planning application 16/00143/FUL granted 16 March 2016)

Address **32 Highfield Avenue Aldershot Hampshire GU11 3BZ**

Application No 16/00227/FULPP Ward: Empress
Applicant: Ms Alexandra Stiel
Decision: **Permission Granted**
Decision Date: 15 April 2016
Proposal: Erection of a part two storey and part single storey rear extension and conversion of garage to habitable room
Address **39 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 16/00229/FUL Ward: St Mark's
Applicant: Mr And Mrs Shucksmith
Decision: **Permission Granted**
Decision Date: 14 April 2016
Proposal: Erection of single storey rear extension
Address **16B Whites Road Farnborough Hampshire GU14 6PD**

Application No 16/00231/FUL Ward: Empress
Applicant: Mr V Welland
Decision: **Permission Granted**
Decision Date: 15 April 2016
Proposal: Erection of a conservatory to rear
Address **90 Ship Lane Farnborough Hampshire GU14 8BH**

Application No 16/00251/NMA Ward: St John's
Applicant: C Goodsen
Decision: **Permission Granted**
Decision Date: 01 April 2016
Proposal: Non material amendment to planning application 13/00298/FUL dated 21.05.13 for the erection of single storey rear extension to allow changes to the roof from flat to pitched, decrease floor area and design
Address **11 Rindle Close Farnborough Hampshire GU14 9GX**

**Planning (Development Management) summary report for the quarter
January - March 2016 and for the financial year 2015 - 2016**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1st January to 31st March 2016 and provides summary figures for the 2015-2016 financial year.

2. Planning Applications

- 2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the final quarter and the entire 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 around 50% of those determined as part of the Development Management workload. Analysis of performance regarding Householder applications is included in the graphs at Section 3 of this report.

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

| 2014/2015 Total | Applications in quarter | Jan/Mar 2016 | Government Target | 2015/2016 Total |
|--------------------|----------------------------|--------------|----------------------|--------------------|
| 83.7% | 11 | 81.8% | 60% | 85% |

Minor (Non householder) Applications determined within 8 weeks

| 2014/2015 Total | Applications in quarter | Jan/Mar 2016 | Government Target | 2015/2016 Total |
|--------------------|----------------------------|--------------|----------------------|--------------------|
| 89.5% | 26 | 69.2% | 65% | 78.5% |

'Other' Applications determined within 8 weeks

| 2014/2015 Total | Applications in quarter | Jan/Mar 2016 | Government Target | 2015/2016 Total |
|--------------------|----------------------------|--------------|----------------------|--------------------|
| 97.1% | 92 | 80% | 80% | 84.9% |

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 | 2015/2016 Total | Government Target | Jan/Mar 2015 | Appeal Decisions |
|-----------------|-----------------|-------------------|--------------|------------------|
| 20.66% | 44%* | 40% max | 33% | 3 |

*Whilst this figure marginally exceeds the Government's maximum target, it relates to a total of 9 appeal decisions in the financial year, four of which were allowed.

3. Workload

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

Departmental Work Demand Jan-Mar 2016

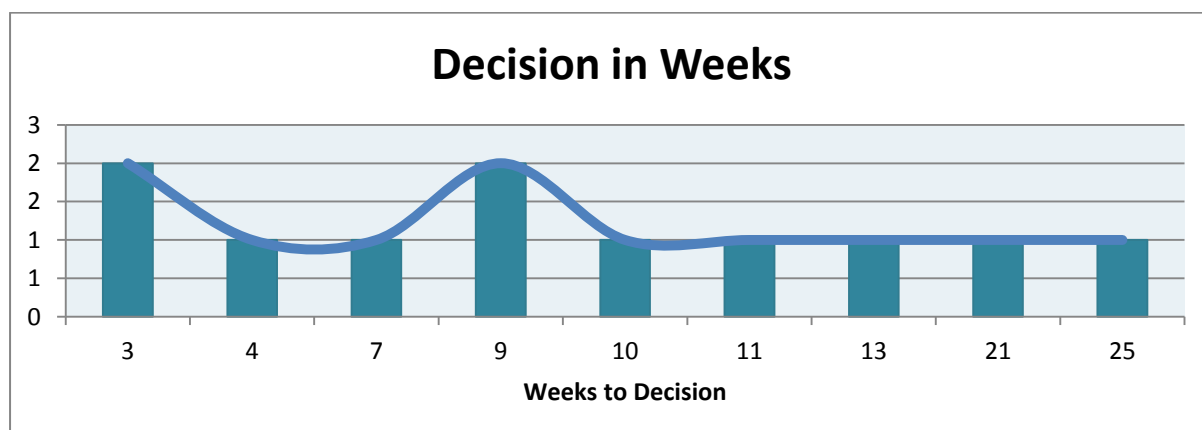
| Applications Submitted (All types) | Pre-Application Cases | Incoming Telephone Calls | Applications Determined (All types) | Appeals Submitted |
|------------------------------------|-----------------------|--------------------------|-------------------------------------|-------------------|
| 249 | 262 | 2787 | 180 | 4 |

Departmental Work Demand Apr 2015-Mar 2016

| Applications Submitted (All types) | Pre-Application Cases | Incoming Telephone Calls | Applications Determined (All types) | Appeals Submitted |
|------------------------------------|-----------------------|--------------------------|-------------------------------------|-------------------|
| 1029 | 918 | 11258 | 865 | 13 |

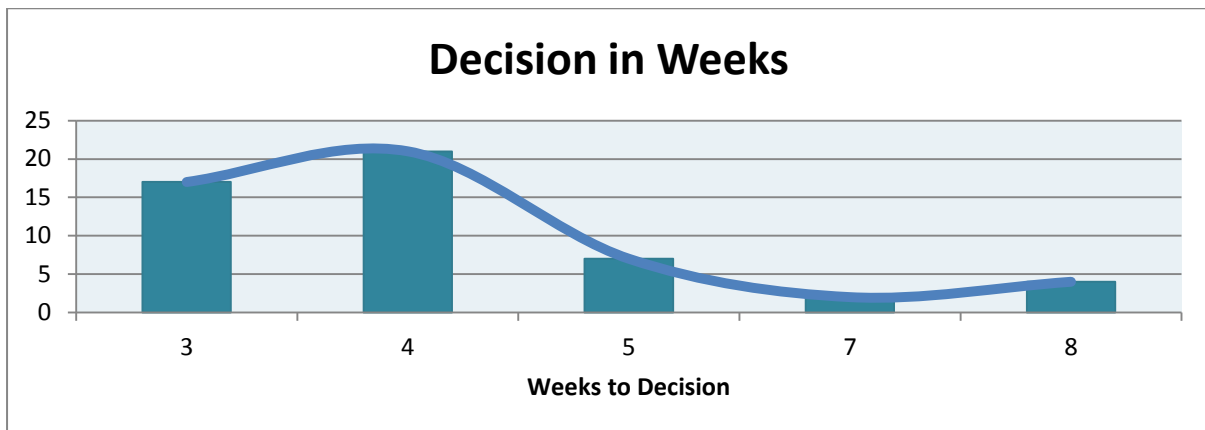
3.2 The following graphs present the time period being taken to determine different types of application.

Major and Small-scale majors Total 11



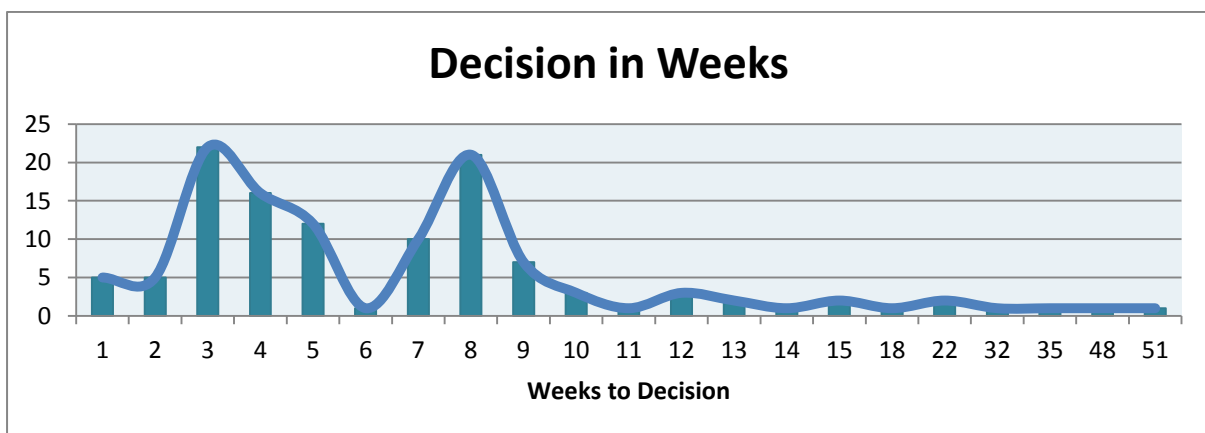
3.3 Performance with regard to Major applications remains buoyant with only two of eleven cases taking longer than the statutory 13 week period. Both of these were the subject of agreed extensions of time with the applicants and therefore will be recorded in Government returns as having met the target.

Householder applications Total 51



3.4 This second graph shows that in the third quarter of this financial year the majority of householder applicants have continued to receive decisions in the third and fourth weeks after their validation date.

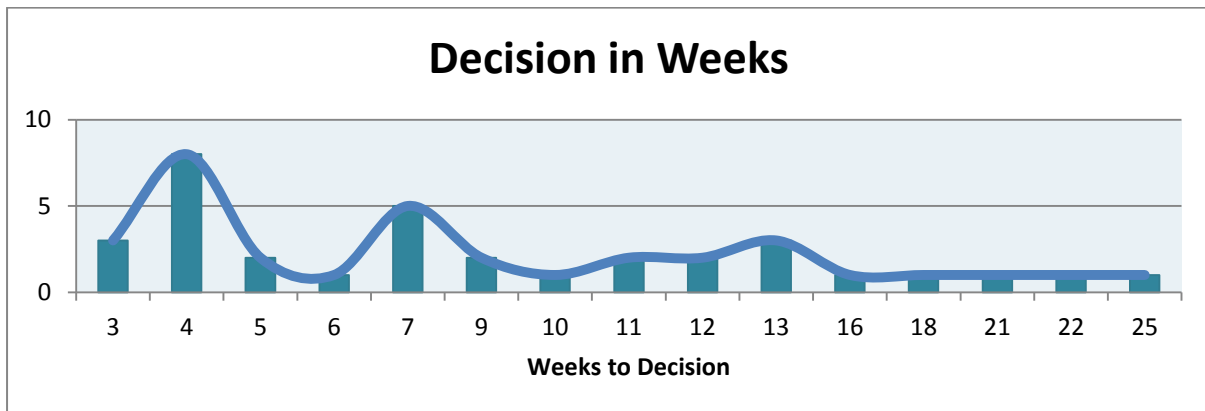
Minor and Other applications Total 118



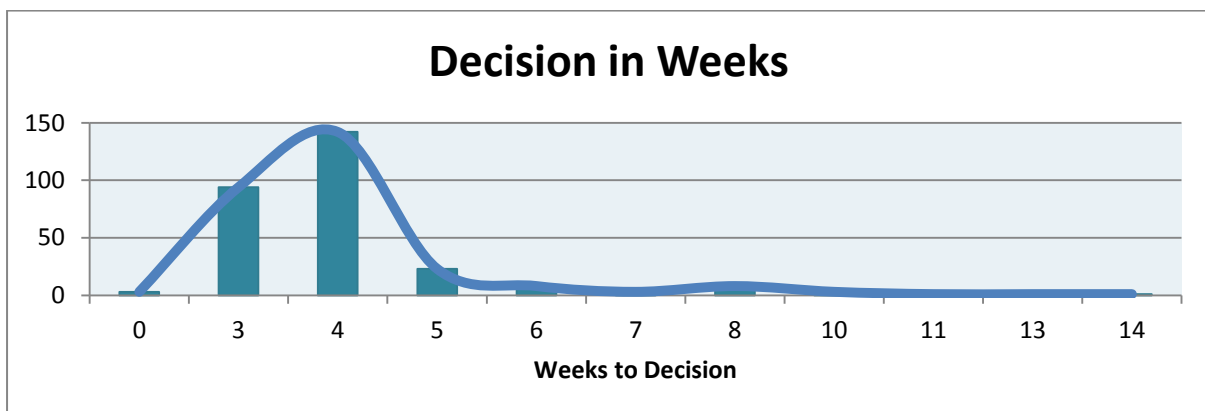
3.5 This third graph illustrates the determination times for minor and other applications. The proportion of decisions in weeks 3 to 5 continues to rise.

3.6 The following graphs represent the determination times for the same categories of application over the full financial year 2015-16.

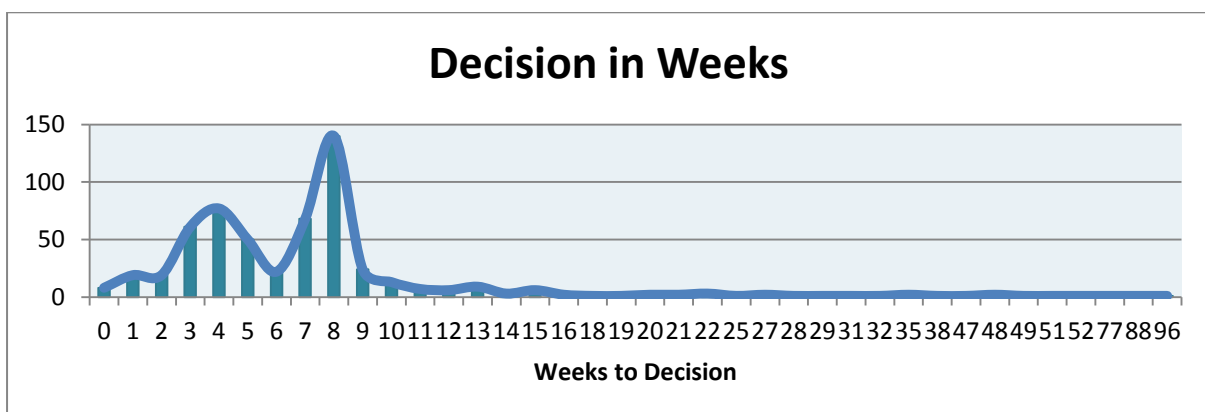
Major and Small-scale majors Total 34



Householder applications Total 287



Minor and Other applications Total 562



4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £40,192

4.2 The total amount of planning fee income received for the year was £320,159 against a revised budget estimate of £315,000

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 | Jan-Mar 2016 | Apr 2015- Mar 2016 |
|---|---|---|
| Contributions received (Rushmoor) ~ | £792,657.24 | £2,145,820.39 |
| Open Space (specific projects set out in agreements) | £137,801.90 | £615,276.86 |
| SANGS a) Hawley Meadows * b) Southwood II c) Rowhill | a) £308,620 b) £146,250 c) £65,650 | a) £513,085.47 b) £469,519 c) £178,100 |
| SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland | a) £33,767.37 b) £15,986 c) £7,177 d) £0 | a) £56,179.57 b) £51,356 c) £19,492 d) £17,955 |
| Transport contributions to HCC (specific projects set out in agreements)* | £111,543.40 | £220,111.86 |
| Total | £904,200.64 | £2,365,932.25 |

~This figure also includes interest and receipts for the Farnborough Airport Community Environmental Fund.

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

5.2 Five new undertakings/legal agreements were signed in the period January-March 2016. A total of 39 were signed in the year.

6. Comment on workload for this quarter and year

6.1 This fourth quarter and financial year have seen sustained rises in application numbers, with over 1000 applications being submitted in the financial year for the first time since 2004. This has not however been matched by a significant rise in fee income. Whilst the type and nature of submissions is unpredictable, as a result of legislative changes we receive increasing numbers of applications seeking 'prior approval' for certain categories of permitted development which do not require a fee. Secondly, during the year we determined 34 Major Applications in contrast with the 54 determined in the previous year. As individual Major schemes tend to contribute a higher proportion of fees the reduced receipts can to an extent be attributed to this. Total income in the form of planning fees has exceeded the yearly estimate of

£315,000 by just over £5,000.

- 6.2 DCLG have recently announced the New Homes Bonus grants for 2016-17. Rushmoor stands to receive £1,944,000 having received £1,696,172.00 in 2015-16.

7. Wellesley

- 7.1 Progress on the first phases of Wellesley continues. Maida Zone A is at an advanced stage of construction with completed properties fronting Queen's Avenue and Hope Grants Road. 16 of the units are now occupied, 28 are contractually exchanged and 14 are reserved. Corunna Zone B, located to the west of Maida on the opposite side of Queen's Avenue is now largely cleared of buildings. We are currently in pre-application discussion on proposals for the eastern section of the site. Discussions are also in progress in relation to McGrigor Zone D, located directly north of the Cambridge Military Hospital Zone C.
- 7.2 Planning applications received this quarter include details applications relating to tree removal works required to facilitate the proposed A331 on-slip road and the submission of contamination validation reports required for Maida Zone A.
- 7.3 The key planning application currently under consideration is a revised reserved matters scheme for Gunhill Zone E (16/000133/REMPP). The scheme comprises 107 residential dwellings with associated parking, access and amenity space, and a central area of communal open space. A reserved matters application for 108 units (82 Flats and 26 houses) was previously approved in relation to this zone on 24th March 2015 (ref: 14/00900/REMPP).
- 7.4 During this quarter RBC has been consulted in relation to the current Regulation 3 planning application for the AUE Western School and has raised no objection to the proposed scheme. The Regulation 3 application will be determined by HCC.

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.

Development Management Committee
27th April 2016

Directorate of Community
and Environment
Planning Report No. PLN1616

Appeals Progress Report

1. New appeals

1.1 There are no new appeals to report.

1.2 Following the grant of planning permission in respect of the site at the meeting of this Committee on 30th March 2016, formal notice has been received that the appeal in respect of redevelopment of **The Queens Head, 97 North Lane, Aldershot** has been **withdrawn**.

2. Appeal Decisions

2.1 An appeal against a refusal to issue a Certificate of Lawful Existing Use in respect of occupation of a former outbuilding as a separate residential dwelling at **35a Camp Road, Farnborough** has been determined in the appellants' favour. The single storey wooden clad building had history of use as an annexe for an elderly relative by the occupiers of 35 Camp Road and subsequent periods of use as a separate rented dwelling. Although there was evidence that the building was unoccupied and unfurnished in January 2014, The Inspector determined that, notwithstanding the imprecise evidence available, on the balance of probability the property had been used as an independent dwelling between 2005 and 2010 and again between March 2012 and May 2014. On this basis he issued a certificate of Lawful Existing Use as a single dwellinghouse.

Decision – **Appeal ALLOWED**

2.2 An appeal against a refusal of planning permission for erection of a pair of semi-detached dwellings with access and parking on Land Adjacent To **28 Blackthorn Crescent, Farnborough** has been determined in the Council's favour. Planning permission was refused on the grounds that the proposal was a cramped and contrived development, with very small gardens that would be out of character with the surrounding area, that it would not provide a satisfactory living environment by reason of the small gardens and the proximity to mature trees, that the proposal failed to provide mitigation for the impact upon the Thames Basin Heaths Special Protection Area or make provision for appropriate off-site highway improvement works.

The Inspector did not consider that the proposal would have an adverse impact upon public amenity by reason of the garden sizes alone as he considered that cramped nature of the development and the awkwardly shaped plots would not

be visible from the street. Nevertheless, he did accept that the proposal did not provide a useable garden area of a size commensurate with the properties proposed and having regard to proximity of the mature trees on the properties to the rear, he did not consider that a satisfactory outlook and living environment would be created. He also agreed with the Council that permitting the development would give rise to pressure from occupants for the significant pruning of the trees, which would have a detrimental impact upon the amenity of the area. He agreed that the proposal failed to address the issue of providing mitigation for the impact of the proposal upon the Thames Basin Heaths Special Protection Area and that the financial contribution sought by the Council in respect of off-site highway improvement works were justified and complied with the pooling restrictions of the Community Infrastructure Levy Regulations 2010 (as amended)..

Decision – Appeal DISMISSED

- 2.3 An appeal against the decision of the Council in respect of an application to undertake works to trees the subject of a TPO at **51 Prospect Avenue, Farnborough** has been determined. A split decision was originally issued permitting the removal of branches from the lower limbs of a sweet Chestnut tree but refused consent to fell a Beech tree forming part of a group.

The appellants arguments regarding the health of the tree, difficulty with access to the frontage parking area within which it stands and root damage to the hardsurfacing were not considered of sufficient merit to justify its removal. The Inspector agreed with the Council's view that the Beech tree makes a positive contribution to the amenity of the area and the proposed tree felling would cause demonstrable harm.

Decision – Appeal DISMISSED

3. Recommendation

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

Keith Holland
Head of Planning