



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 9th November, 2016
at 7.00 p.m.***

To:

VOTING MEMBERS

Cr. B.A. Thomas (Chairman)
Cr. J.H. Marsh (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.S. Gladstone
Cr. C.P. Grattan
Cr. A.R. Newell

NON-VOTING MEMBER

Cr. M.J. Tennant - 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, 9th November, 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

1st November, 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/8928>

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 12th October, 2016 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1639 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

Items for information

4. **Savings and Efficiencies report –**

To receive the Head of Planning's Report No. PLN1643 (copy attached) on savings and efficiencies.

5. **Appeals progress report –**

To receive the Head of Planning's Report No. PLN1640 (copy attached) on the progress of recent planning appeals.

6. **Planning (Development Management) summary report for the quarter July – September 2016**

To receive the Head of Planning's Report No. PLN1641 (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 July to 30th September 2016.

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9th November 2016
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Development Management Committee
9th November 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

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 12th October, 2016 at the Council Offices, Farnborough at 7.00 p.m.

Voting Members

Cr. B.A. Thomas (Chairman)
Cr. J.H. Marsh (Vice-Chairman)

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

Non-Voting Member

Cr. M.J. Tennant (Cabinet Member for Environment and Service Delivery) (ex officio)

36. DECLARATION OF INTEREST –

There were no declarations of interest.

37. MINUTES –

The Minutes of the Meeting held on 14th September, 2016 were approved and signed by the Chairman.

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

RESOLVED: That

- (i) 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. PLN1633, be noted;
- (ii) the following applications be determined by the Head of Planning, in consultation with the Chairman:

- * 16/00068/FULPP (Enterprise House, 88-90 Victoria Road and part of 84-86 Victoria Road, Aldershot)
 - * 16/00544/FULPP (Southwood Summit Centre, 1 Aldrin Place, Farnborough); and
- (iii) the current position with regard to the following applications be noted pending consideration at a future meeting:
- 16/00667/FULPP (34 Cove Road, Farnborough)
 - 16/00757/REMPP (Wellesley Corunna Zone).
- * The Head of Planning's Report No. PLN1633 in respect of these applications was amended at the meeting.

39. REPRESENTATIONS BY THE PUBLIC –

There were no representations by the public.

40. APPLICATION NO. 16/00068/FULPP – ENTERPRISE HOUSE, 88-90 VICTORIA ROAD AND PART OF 84-86 VICTORIA ROAD, ALDERSHOT –

The Committee received the Head of Planning's Report No. PLN1633 (as amended at the meeting) regarding the erection of a four storey building to comprise 12 flats (4 x studio, 2 x one bed and 6 x two bed) with vehicular access from Crimea Road and associated car parking and bin/cycle storage.

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

RESOLVED: That

- (i) subject to no new substantial or material matters being raised by SSE (the statutory undertaker) by 14th October, 2016 and on the completion of a satisfactory agreement under Section 106 of the Town and Country Planning Act, 1990, by 31st October, 2016, to secure a financial contribution towards SPA mitigation, 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. PLN1633; however
- (ii) in the event that a satisfactory Section 106 agreement is not received by 31st October, 2016, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that 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 Thames Basin Heaths Special Protection Area Interim

Avoidance and Mitigation Strategy contrary to policy CP13 of the Rushmoor Core Strategy.

41. APPLICATION NO. 16/00544/FULPP – SOUTHWOOD SUMMIT CENTRE, 1 ALDRIN PLACE, FARNBOROUGH –

The Committee received the Head of Planning's Report No. PLN1633 (as amended at the meeting) regarding the erection of a restaurant/public house (mixed use classes A3 and A4) with ancillary managers flat, car park, new in and out vehicular access onto Apollo Rise, landscaping and associated works.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory planning obligation under Section 106 of the Town and Country Planning Act, 1990 by 27th October, 2016 to secure appropriate financial contributions towards Transport and SPA mitigation, the Head of Planning, in consultation with Chairman, be authorised to grant planning permission subject to the amended conditions and informatives set out in the Head of Planning's Report No. PLN1633; however
- (ii) in the event that a satisfactory Section 106 agreement is not received by 27th October, 2016, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not make satisfactory provision for a transport contribution in accordance with Council's adopted 'Transport Contributions' SPD and Core Strategy Policies CP10, CP16 and CP17; and a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and Core Strategy Policies CP11 and CP13.

42. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT – 86 RECTORY ROAD, FARNBOROUGH –

The Committee noted the enforcement action taken by the Head of Planning in accordance with the Council's Scheme of Delegation, more specifically specified in the Head of Planning's Report No. PLN1634.

43. **VARIATION OF LEGAL AGREEMENT RELATING TO WELLESLEY (AUE) DEVELOPMENT – RESIDENTIAL TRAVEL PLAN –**

The Committee received the Head of Planning’s Report No. PLN1635 (as amended at the meeting). The Report sought authority to vary the terms of the 2014 Section 106 agreement (“the Agreement”) in respect of the owner/developer’s obligation to provide financial security for the Residential Travel Plan in the form of a deposit/bond to be paid to Hampshire County Council, which had been originally referred to in the legal agreement as the ‘Residential Travel Plan Secured Amount’.

It was noted that the proposed amendments related to obligations between Hampshire County Council and the owner/developer under schedule 2 and 4 of the Principal Agreement. The variations did not affect obligations between Rushmoor (RBC) and the owner/developer, which were contained within schedule 1 and 3 of the Principal Agreement.

The Report set out in detail each of the proposed changes, together with the consequences of the changes and the implied risk to the Council and County Council.

RESOLVED: That the Solicitor to the Council, subject to being satisfied, in consultation with the Head of Planning and Hampshire County Council, be authorised to enter into a Deed of Variation under Section 106 of the Town and Country Planning Act, 1990, incorporating the changes set out in the Head of Planning’s Report No. PLN1635 (as amended).

44. **APPEALS PROGRESS REPORT –**

Application No.	Description	Decision
14/00071/CONSRV	Against an enforcement notice requiring the removal of 24 UPVC windows from an extended and converted building containing 5 flats at 14 Church Circle, Farnborough.	Allowed

RESOLVED: That the Head of Planning’s Report No. PLN1636 be noted.

The Meeting closed at 7.32 p.m.

B.A. THOMAS
CHAIRMAN

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 12 to 13

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 – Pages 13 to 14

Section C – Items for DETERMINATION – Pages 15 to 55

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 56 to 73

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	16/00757/REMPP	<p>PART APPROVAL OF RESERVED MATTERS: for the construction of 270 residential dwellings together with associated landscaping, access and parking, in Development Zone B (Corunna) pursuant to Condition 4 (1 to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.</p> <p>Zone B - Corunna Aldershot Urban Extension Alisons Road Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>
2	16/00815/FULPP	<p>Erection of two three storey blocks comprising 10 x 1-bedroom and 22 x 2-bedroom flats with associated parking, access and landscaping</p> <p>Old Fire Station Ordnance Road Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>
3	16/00837/FULPP	<p>Comprehensive redevelopment of the site comprising demolition of existing buildings and site clearance and erection of 159 residential units (Use Class C3) (comprising 9 X 1-bedroom flats, 27 X 2-bedroom flats, 26 X 2-bedroom houses, 2 X 3-bedroom flats, 79 X 3-bedroom houses & 16 X 4-bedroom houses), associated parking and servicing, hard and soft landscaping, public amenity space and play areas, formation of vehicular access onto Southwood Road and other associated works</p>

		<p>The Crescent Southwood Business Park Summit Avenue Farnborough</p> <p>This application has only recently been received and consultations are underway.</p>
4	16/00841/FUL	<p>Use of public highway as a market (maximum of 38 stalls) on Tuesdays and Fridays to include a craft fayre on the 3rd Saturday of each month and on 12 other occasions through a calendar year with associated works (Amendment to planning permission 14/00958/FULPP).</p> <p>Market Site Queensmead Farnborough</p> <p>This application has only recently been received and consultations are underway.</p>
5	16/00843/FUL	<p>Use of public highway as a market (maximum 77 stalls) on Mondays and Thursdays to include a craft fayre on the 1st Saturday of each month and on 12 other occasions through a calendar year with associated works (amendment to planning permission 05/00585/RBCRG3).</p> <p>Market Site At Union Street And Wellington Street And Land At High Street Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>

Section B

Petitions

Item	Reference	Description and address
1	16/00794/FULPP	<p>Permitted Development change of use from dwellinghouse (Use Class C3) to small house in multiple occupation (Use Class C4)</p> <p>8 Blackthorn Crescent Farnborough</p> <p>A petition has been received containing 25 signatures</p>

		<p>from the occupiers of Nos.1, 1a, 2, 3, 4, 5, 6, 9, 10, 12, 14, 16 and 18 Blackthorn Crescent. Objection is raised on the following grounds:-</p> <ul style="list-style-type: none">(a) Granting permission for this proposal would set an unfortunate precedent for similar changes of use that would be detrimental to, and not in keeping with, the current houses in the road;(b) Blackthorn Crescent is a quiet residential road, but is very busy as the houses in the road already have multiple cars per household. The road is often used as a thoroughfare for people living on the far side of Blackthorn Crescent and North Farm Road and residents there park their cars in our street as they do not have enough parking spaces. There are cars parked on both sides of the road and they often have to pull in to let others pass as the road is really only a single lane wide. Parking provision at the application property is totally inadequate for the proposed HMO use; and what is proposed would obstruct pedestrian access to the front door, which is a health and safety issue;(c) As the proposal is for a 6-bedroom HMO, there could be potentially a further 10 to 12 cars seeking to park in the vicinity;(d) Planning permission has been refused in the past for the conversion of the property into two flats, RSH02867/1 refers on grounds of being an over-intensive use of the site, failing to provide satisfactory living conditions, having an adverse impact on the amenities of occupiers of adjoining properties, and providing inadequate parking. This situation has not changed;(e) Access by emergency services, delivery lorries/vans and refuse lorries would be impeded;(f) Concern about the domestic refuse that could be generated by up to 12 occupants, which would be placed in waste bins located at the front of the property; and(g) Concern that the indicated proposal for multiple bathrooms/wcs within the property would overload the existing foul sewers in the area.
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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	David Stevens
Application No.	16/00305/FULPP
Date Valid	27th April 2016
Expiry date of consultations	19th May 2016
Proposal	Erection of two pairs of semi-detached 3-bedroom houses (4 dwellings in total) with associated parking and access following demolition of 16 existing garages (re-submission of planning proposals submitted with withdrawn application 15/00044/FULPP dated 6 February 2015)
Address	Garages at Junction with Lyndhurst Avenue, Selborne Avenue, Aldershot
Ward	Aldershot Park
Applicant	First Wessex
Agent	Gregory Gray Associates
Recommendation	GRANT

Description

The application site is a triangular-shaped area of land fronting the south side of Selborne Avenue at Lyndhurst Avenue. This area of land contains an empty garage court with 16 garages (comprising a double-width block of 12 garages, and a smaller single-width block of 4 garages), together with a triangular area of grassed highway verge with three small trees fronting Selborne Avenue. The garages are of pre-cast modular concrete construction with flat roof of fibre-cement sheet. The garages are vacant and the site has been secured with temporary fencing. The site also contains the existing access road from Selborne Avenue and street parking spaces to the front of Nos.238-244 Lyndhurst Avenue to the south. The garage court has a separate vehicular entrance from Selborne Avenue which extends rearwards to link with the roadway serving parking to the front of Nos.238-244 Lyndhurst Avenue.

To the west the site is bounded by a public footpath with dwellings beyond, including an end-of-terrace house at No.197, maisonettes at Nos.207-210 inclusive, and further houses at Nos.211-213 Lyndhurst Avenue and beyond,. On the opposite side of Selborne Avenue is a private service road to properties in Morland Road.

The proposal the subject of the application is for the demolition of the existing garages and the re-development of the site to provide two pairs of three-bedroom semi-detached houses (a total of 4 houses). Units 1 & 2 would front Selborne Avenue at an angle similar to that of the adjoining terrace, but set back approximately two-thirds of the depth of the flank wall of the neighbouring building. Plots 3 & 4 would be sited towards the east at right-angles to Plots 1 & 2.

Allocated on-site parking of two spaces would be provided for each of the proposed dwellings. In the case of Plots 1 and 4 this would be provided to the rear adjoining the existing access road. Plots 2 and 3 would have a pair of parking spaces each (of which one for each house would be disabled spaces) with access from Selborne Avenue. Each of the proposed houses would have private rear.

The proposed houses would be of conventional design. Each would have a footprint of approximately 11 metres wide by a maximum of 9.8 metres in depth. The houses would have transverse ridged roofs with a maximum height of 8.3 metres and 5 metres at the eaves. The proposed materials are red/orange multi-stock brick ground floor elevations and painted render first-floor elevations, slate grey flat concrete roof tiles and white uPVC window units and roof fascias/soffits.

The submitted plans show that 17 parking spaces (including two disabled spaces) would be retained in the existing lay-by to the front of Nos238-244 Lyndhurst Avenue to provide for the parking needs of these properties.

The application is accompanied by an Architects' (Design & Access) Statement, a Planning Statement, an Arboricultural Impact Assessment, an Ecological Survey, and also Parking Surveys of the vicinity of the site. Plans and details submitted with the application also provide information concerning the allocation of on-site parking spaces, landscaping, construction management, means of enclosure, bin and bicycle stores, the proposed external materials, a drainage plan and construction details, and bin collection points.

The applicants have completed a s106 Planning Obligation to secure a Transport Contribution to comply with the Council's adopted SPD, and also a financial contribution in respect of the SPA Mitigation and Avoidance.

The current application is a re-submission of an earlier planning application (15/00044/FULPP) for identical proposals that was withdrawn in February 2015 after encountering technical legal difficulties. A section of the site, comprising the grass verge area is dedicated as highway land, although it is not retained for sight-line purposes and is in private ownership. As an entirely separate process from the consideration of this planning application, the applicants are therefore seeking to have the highway rights to this land extinguished. The current application has been subject to extensions of time agreed by the Council to enable the applicants to resolve the legal difficulties, with the most recent extension of time expiring on 11 November 2016.

Consultee Responses

Transportation Strategy Officer	No highway objections subject to Transport Contribution of £14,980.00 being secured.
Environmental Health	No objection subject to conditions.
Parks Development Officer	No objections.

Community - Contracts Manager (Bins)	No objections.
Aboricultural Officer	No objections. Replacement trees are proposed with the Landscaping scheme.
Ecologist Officer	No objections.
Thames Water	No response received, but previously raised no objections to the identical proposal the subject of the withdrawn application ref.15/00044/FULPP.
Natural England	No objection subject to the appropriate SPA mitigation and avoidance financial contribution being secured with a s106 Planning Obligation.
Hampshire & I.O.W. Wildlife Trust	No comments received during the consultation period, thereby presumed to have no objections.
Crime Prevention Design Advisor	No objections, but minor alterations to the proposals to improve natural surveillance.
Hampshire Fire & Rescue Service	No objections, but provides generic fire safety advice.

Neighbours notified

In addition to posting a site notice and press advertisement, 35 individual letters of notification were sent to properties in Selborne Avenue, Lyndhurst Avenue and Morland Road, including to all properties that adjoin the application site.

Neighbour comments

Objections to the proposals have been raised by the occupiers of Nos.213, 238, 239, 240, 242 and 243 Lyndhurst Avenue and No.76 Morland Road.

In respect of the objections from Lyndhurst Avenue properties, the following summary grounds for objection are raised:-

- (a) Inadequate parking provision, such that overspill on-street parking would arise, exacerbating existing parking congestion problems in the area;
- (b) Despite the proposed new houses being provided with on-site parking, there would be a reduction in the amount of street parking possible for existing residents of Lyndhurst Avenue as a result of the closure of the garage court;
- (c) The proposals are contrary to Council's adopted Parking Standards SPD;
- (d) Existing residents' insurance premiums will increase as a result of the increased extent of residents on-street parking in the area now necessary;
- (e) Increased traffic and risk of traffic accidents;
- (f) Access by emergency and service vehicles would be hindered since existing parking area would be served by a single vehicular access instead of two;
- (g) The neighbourhood has young children;
- (h) Area already over-populated;

- (i) Loss of three trees and area of grassed verge;
- (j) Over-development : there is insufficient room on the site for four houses;
- (k) Loss of light and outlook as proposed new houses would be sited in front of existing houses;
- (l) Loss of all privacy due to overlooking from proposed new houses;
- (m) Increased difficulties with on-street parking congestion will have a negative effect on house-prices [Officer Note: Impact on property values is specifically excluded from consideration with planning applications in Government guidance];
- (n) The proposals are not considered viable and should be re-thought; and
- (o) Increased noise and disturbance (in an area that is currently quiet) due to construction period and occupation of the proposed dwellings thereafter [Officer Note: the various likely or possible impacts of the construction period are not matters that can be taken into material account in the consideration of a planning application].

The occupier of No76 Morland Road objects on the basis that the private service road to the rear of their property is already heavily parked and they pay for a licence to have a vehicular access from this road.

Policy and determining issues

The site is located within the built-up area of Aldershot. It is not in a Conservation Area, nor does the site contain or adjoin a Listed building. Adopted Rushmoor Core Strategy Policies CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP10 (Infrastructure Provision), CP11 (Green Infrastructure Network), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) are relevant to the consideration of the current proposals.

Whilst the Core Strategy introduced new policies replacing specific Local Plan policies, a number of Local Plan policies continue to be 'saved' and therefore remain in use for the time being. In this respect, Local Plan Policies ENV13 (trees), ENV17 (general development criteria), H14 (amenity space), ENV41-43 (flood risk) and OR4/OR4.1 are 'saved' policies that remain relevant to the consideration of this application.

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

Core Strategy Policy CP6 requires, subject to viability, provision of 35% affordable housing with developments of 15 or more net dwellings. However, since the scheme proposes only four additional units, the requirements of this policy do not apply in this case.

In this context, the key determining issues are considered to be:

1. The Principle of the proposals;
2. Design and Visual Impact including impact on trees;
3. Impact on Neighbours;

4. The Living Environment Provided;
5. Highways Considerations;
6. Impact on Wildlife;
7. Flood Risk/Drainage Issues;
8. Renewable Energy and Sustainability; and
9. Public Open Space.

Commentary

1. Principle -

The application proposes the re-development of existing under-used site within an established residential area in Aldershot. Within reason this continues to be a clear objective of both Government planning guidance and local planning policy. This approach is also acknowledged in the Council's Supplementary Planning Document "Housing Density and Design" published in April 2006. It is therefore considered that the proposals are acceptable in principle subject to normal development control criteria being satisfied.

2. Visual Impact -

The proposed development would be readily visible from public vantage points in Selborne Avenue. However the proposed development would be of entirely conventional nature inserting houses into a street containing existing houses of similar size and simple design. The proposals would also result in the removal of an ageing garage court of utilitarian appearance that is considered to be a discordant feature in the predominantly residential frontage of the street. Furthermore, the proposed development incorporates landscaping and the use of quality external materials can be secured through imposition of the usual conditions.

Although three small trees located on the verge area would be lost as a result of the proposals, these trees are not covered by a Tree Preservation Order. Furthermore, the landscape proposals submitted with the application show the planting of replacement trees. It is considered that the proposals are acceptable having regard to saved Local Plan Policy ENV13.

It is considered that the proposed development is of an acceptable design that would fit within the established visual character of the area.

3. Impact on Neighbours -

Whilst objections have been raised by occupiers of some nearby residential properties on grounds of loss of outlook and privacy, it is considered that the proposed houses would have entirely conventional relationships with all their neighbours due to a combination of house design, orientation and separation distances. At the closest point, the flank wall of the Plot 4 house would be approximately 18.5 metres from the front of Nos.241-242 Lyndhurst Avenue. Although some first floor windows would face towards these and other existing residential neighbours, they would either be obscurely glazed and/or too far away to give rise to any undue or material loss of privacy. Although it is accepted that the outlook of some neighbouring properties would be changed as a result of the proposals, this is not to the extent that any undue and unacceptable relationships with neighbouring properties would arise in planning terms.

Notwithstanding the objections raised by neighbours it is therefore considered that there

would be no material and harmful impacts on all neighbours in planning terms.

4. Living Environment Created -

Each of the proposed dwellings would be provided with private rear gardens sufficient to provide an acceptable living environment. The internal layout of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is therefore a matter for prospective purchasers/occupiers to decide whether they choose to live in the proposed development. It is considered that a satisfactory living environment would be provided.

5. Highways Considerations -

It is proposed that the existing dwellings at Nos.238-244 Lyndhurst Avenue be served by the retention of their single existing main vehicular access. Although there is currently a secondary route to this area to reach Selborne Avenue past the garage court that would be lost as part of the proposed development, the retention of the existing main access alone is considered entirely satisfactory in highway terms to serve these existing dwellings. Indeed, it is an arrangement that can be readily found nationwide. The existing main access would retain acceptable visibility sightlines. Existing parking for Nos.238-244 would be retained intact and, indeed, parking in excess of the Council's adopted Parking Standards for these existing adjoining dwellings would be retained. Four additional parking spaces, serving proposed Plot Nos.1 and 4 would also use the existing access road. It is not considered that the additional vehicle movements associated with these additional parking spaces would have any material and harmful impact upon the safety and convenience of highway users in this vicinity.

The proposed parking spaces for Plots 2 and 3 would directly adjoin Selborne Avenue on the main street frontage of the application site. This arrangement would have acceptable sight-lines and is, indeed, a conventional arrangement for parking spaces adjoining roads that is very commonly encountered in residential estate layouts such as this.

Notwithstanding the objections raised, the proposed houses would be provided with two parking spaces each, of acceptable size, on-site location and arrangement. Cycle parking would be provided by sheds in the rear gardens of each of the proposed dwelling plots. These provisions meet the Council's adopted parking standards in full and, as such, the proposed development makes appropriate and acceptable provision for parking on-site to support itself. Whilst objectors have highlighted existing parking congestion problems in the area and expressed concern that these would be exacerbated by the proposals, it is not considered that existing residents would lose any significant parking that they are legally entitled to use.

Storage locations are also shown for the refuse/recycling bins within the rear garden of each Plot. The refuse/recycling bins would simply be moved by residents to a designated collection point when required ready for emptying by the Council. This is the usual way in which bins are collected for emptying and, as such, it is considered to be an acceptable arrangement for the proposed development.

When the application was submitted in April 2016 the Council were still seeking Transport Contributions for schemes of less than 10 units pending the outcome of the legal challenge. In this respect, the Transportation Strategy Officer identified a requirement for a Transport Contribution of £14,980 towards supporting the development of school travel plans. This contribution has been secured with the completed s106 Planning Obligation.

It is considered that the proposals are acceptable in highways terms.

6. Impact on Wildlife -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy comprises two elements. Firstly the maintenance 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 maintenance of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Hawley Meadows SANG will be considered.

The applicant is aware of the need to make a financial contribution of £28,844 to maintain the Hawley Meadows SPA mitigation scheme to be secured by way of a s106 planning obligation. In this respect the applicant has submitted a satisfactory completed s106 to secure the payment of this amount upon implementation of the scheme. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy. It is therefore considered that the applicants have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths Special Protection Area in compliance with the requirements of Core Strategy Policies CP11 and CP13.

According to the submitted Ecological Report resulting from a survey undertaken in September 2014 there is very limited potential for protected wildlife species existing or likely to exist at the application site. The Report therefore concludes that no further survey work is required. This approach is considered to be appropriate.

7. Surface Water Drainage –

The proposed development is considered likely to result in an improvement in the surface water drainage situation despite the hard-surfacing that would occur as a result of the proposed new buildings. The proposals arise from the re-development of a site that already has significant hard-surfaced areas. The applicants have submitted a drainage scheme for the site that incorporate permeable paving and a SUDs system to deal with surface water drainage on site. Accordingly it is considered appropriate to deal with this matter through the imposition of a condition requiring the proposed system to be installed and maintained thereafter. The site is located within Flood Zone 1, which is land at the lowest risk of flooding. As a result, the Environment Agency raise no objections as standing advice and no mitigation measures are indicated as being necessary. This being the case, it is considered that there is no requirement under Policy CP4 for mitigation measures to be incorporated into the development. Accordingly, subject to the imposition of a condition to require the implementation of the submitted drainage scheme, it is considered that the requirements of Core Strategy Policy CP4 have been met.

8. Sustainable Development and Renewable Energy -

Following the Royal Assent of the Deregulation Bill 2015 (on 26 March 2015) the Government's current policy position is that planning permissions should no longer be granted requiring or subject to conditions requiring compliance with any technical housing standards such as the Code for Sustainable Homes. This is other than for those areas (such as Rushmoor) where Councils have existing policies referring to the attainment of such

standards. In the case of Rushmoor 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.

9. Public Open Space -

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated garden/private amenity space. However, as a scheme for less than 10 dwelling units, this is a circumstance where a financial contribution towards the off-site provision of public open space can no longer be required as a result of the changes in Government policy and guidance.

Conclusions : The proposals are considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, are acceptable in highway terms. On the basis of the provision of a contribution towards the Hawley Meadows SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV13, ENV17, ENV41-43, TR10, OR4/OR4.1 and H14.

Full Recommendation

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

- 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 –

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

- 3 The development hereby permitted shall be implemented in accordance with the external materials, surfacing materials, boundary enclosures, landscaping scheme, bin storage, cycle storage, SUDS surface water drainage scheme, levels and

construction management details submitted with the application and hereby approved. The development shall be completed in full accordance with the details so approved before any part of the development is occupied and the retained thereafter at all times.

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 - To ensure satisfactory external appearance, satisfactory on-site surface water drainage arrangements to reflect the objectives of Policy CP4 of the Rushmoor Core Strategy, a satisfactory standard of landscaping and to generally ensure a satisfactory development of the site.

- 4 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, C, D and E of Part 1 and Classes A and B of Part 2 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of the area and occupiers of neighbouring residential properties.

- 5 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 first floor 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.

- 6 The proposed windows located in the upper floor side elevations of the houses hereby permitted shall be fitted with fixed obscure glass (save any opening light that shall be a minimum of 1.7 metres above finished floor level) to be installed prior to the first occupation of the development and retained thereafter at all times.

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

- 7 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.

- 8 The development hereby approved shall not be occupied until the off-street parking facilities shown on the approved plans have been completed and made ready for use

in accordance with the scheme of allocation hereby approved. 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.

- 9 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

- 10 The dwellings hereby permitted shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority details of the depth of proposed clean topsoil layer for the garden areas, together with the laboratory test results, or appropriate certification of, the imported soil material in order to demonstrate that this is suitable from a human health perspective. For the avoidance of doubt, any laboratory analysis should cover the standard heavy metal, Total Petroleum Hydrocarbon and Poly Aromatic Hydrocarbon suite of chemical constituents.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.*

- 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 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 dwelling Units 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.

INFORMATIVES

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

The proposals are considered to be acceptable in principle, would have no material and harmful impact upon the visual character and appearance of the area, have no material and adverse impact on neighbours, would provide an acceptable living environment, and, are acceptable in highway terms. On the basis of the provision of a contribution towards the Hawley Meadows SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies SS1, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy and saved Local Plan Policies ENV13, ENV17, ENV41-43, TR10, OR4/OR4.1 and H14.

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

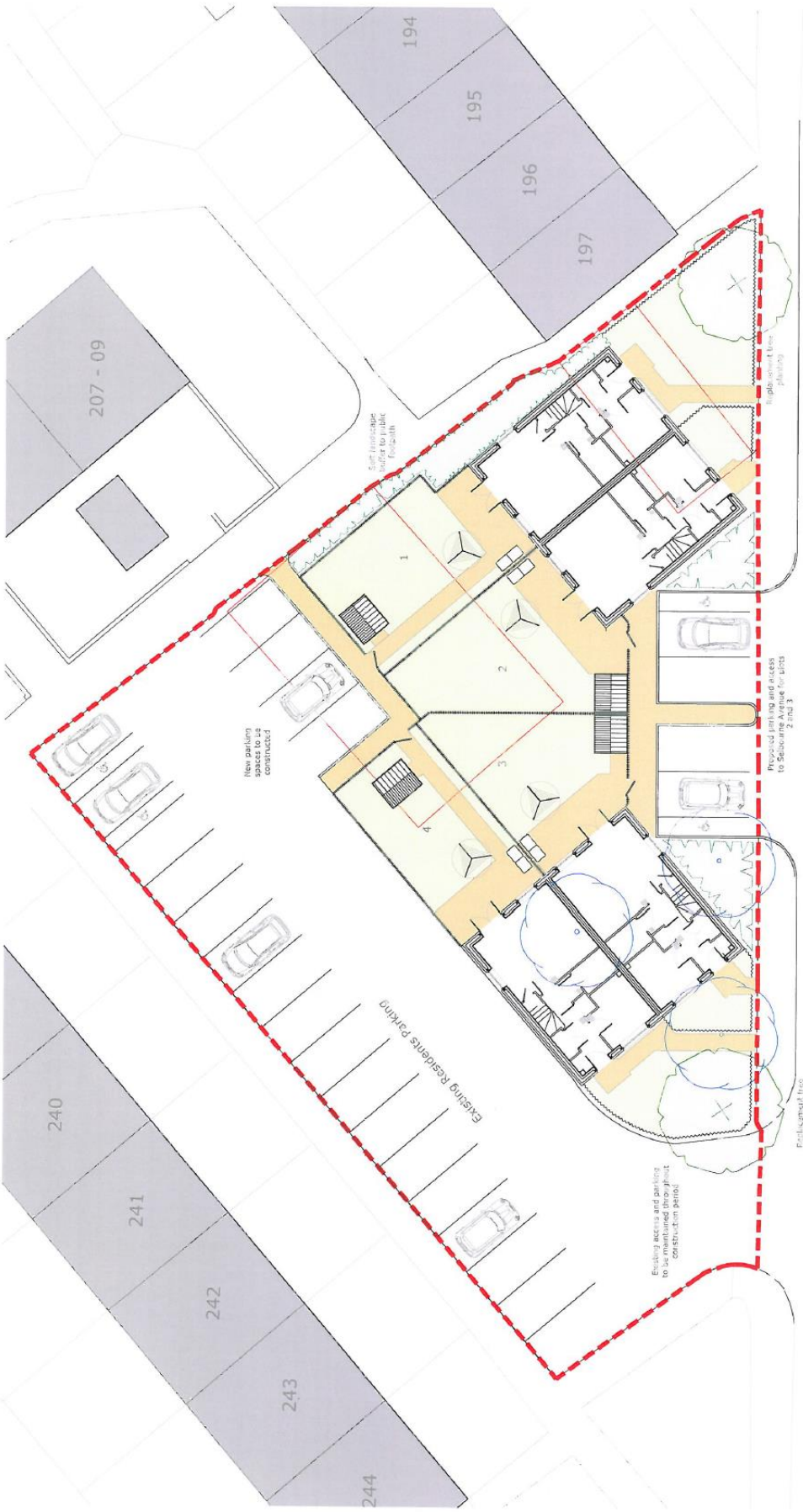
- 2 **INFORMATIVE** - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 3 **INFORMATIVE** - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 4 **INFORMATIVE** – The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 5 **INFORMATIVE** - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
- a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.

- 6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management Section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
- 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health & Housing for advice.
- 8 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 9 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.
- 10 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 11 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.
- 12 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing building on site including the re-use of all material arising from demolition as part of the redevelopment wherever practicable. Please contact Les Murrell, Strategy Co-ordinator (Sustainability) at Rushmoor Borough Council on 01252 398538 for further information.

- 13 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 14 INFORMATIVE - The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



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Selbourne Avenue

Scale: 1:100@A1



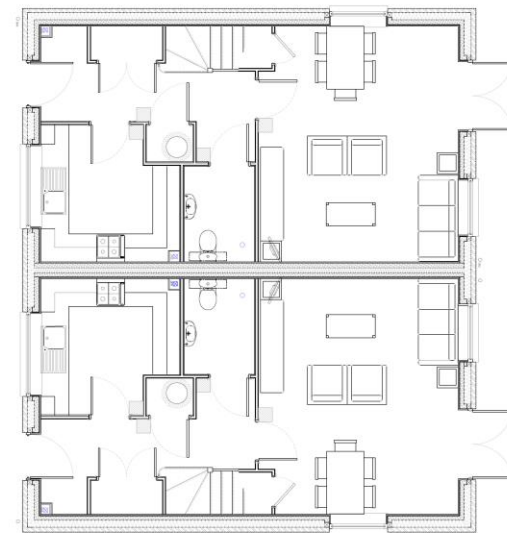
client: First Wessex

- Revisions:
- P1 Preliminary Issue 15.05.13
 - P2 Allow amendments 09.07.14
 - P3 Public Consultation 10.08.14
 - P4 Planning consultation DMP comments 09.08.14
 - P5 Public Consultation 23.08.14
 - P6 Allow for parking + construction sign 11.10.14

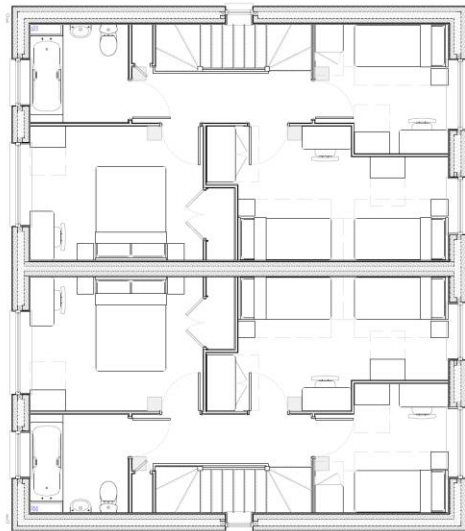


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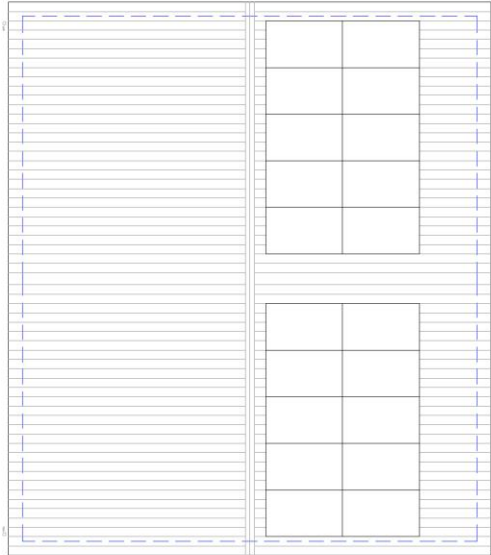
Project: Lyndhurst Avenue, Aldershot
 Title: Proposed Site Plan
 Dwg No: D8412/08 10
 Date: October '13
 Revision: P6
 Drawn: KR



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Roof Plan

Scale: 1:50@A1



Client: First Wessex

Revisions:
 P1 Preliminary Issue
 P2 Amendments agreed at October DTM
 P3 Amendments agreed at October DTM
 P4 Minor amendments

15.10.13
 17.11.13
 19.11.13
 18.11.14

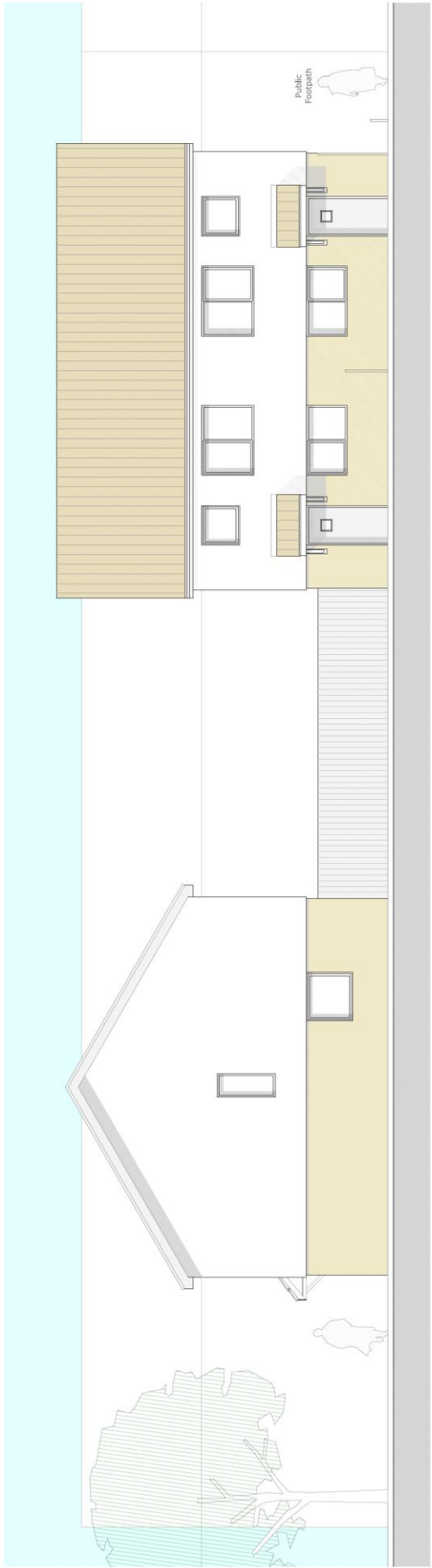
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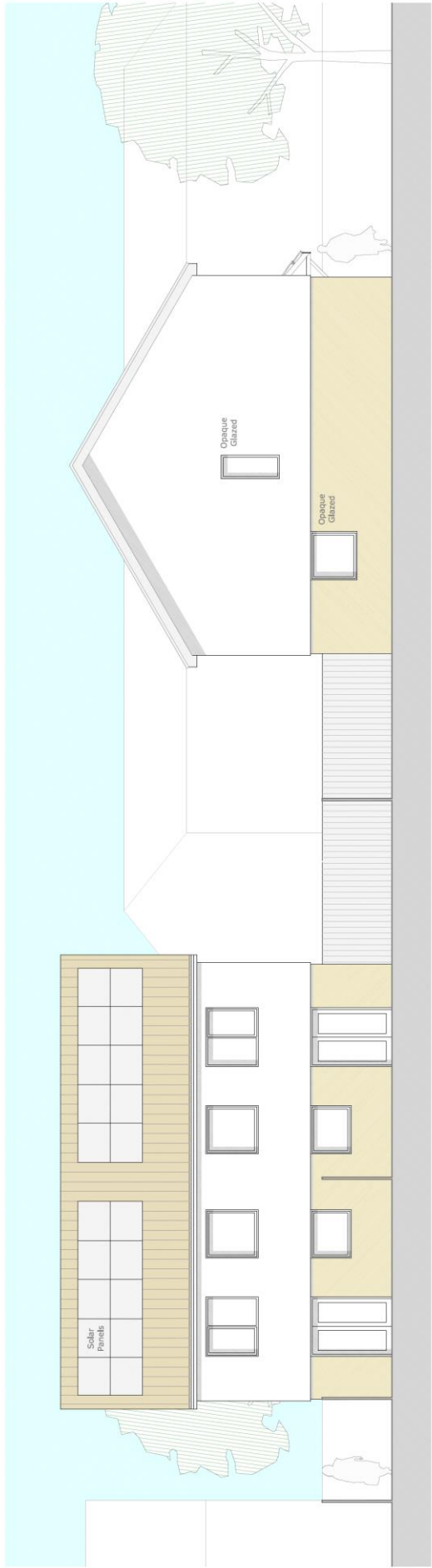
Project: Lyndhurst Avenue, Aldershot
 Title: Proposed Plans: Plots 1-4

Dwg No: D8412/08 20
 Date: October '13
 Revision: P4
 Drwn: KR





Proposed North Elevation



Proposed South Elevation

Scale: 1:50@A1



Client: First Wessex

Revisions:
 P1 Preliminary Issue 15.10.13
 P2 Amendments agreed at October DTM 19.10.13
 P3 General 25.11.13
 P4 Minor amendments 18.11.14
 P5 Opaque glazing indicated 25.11.14



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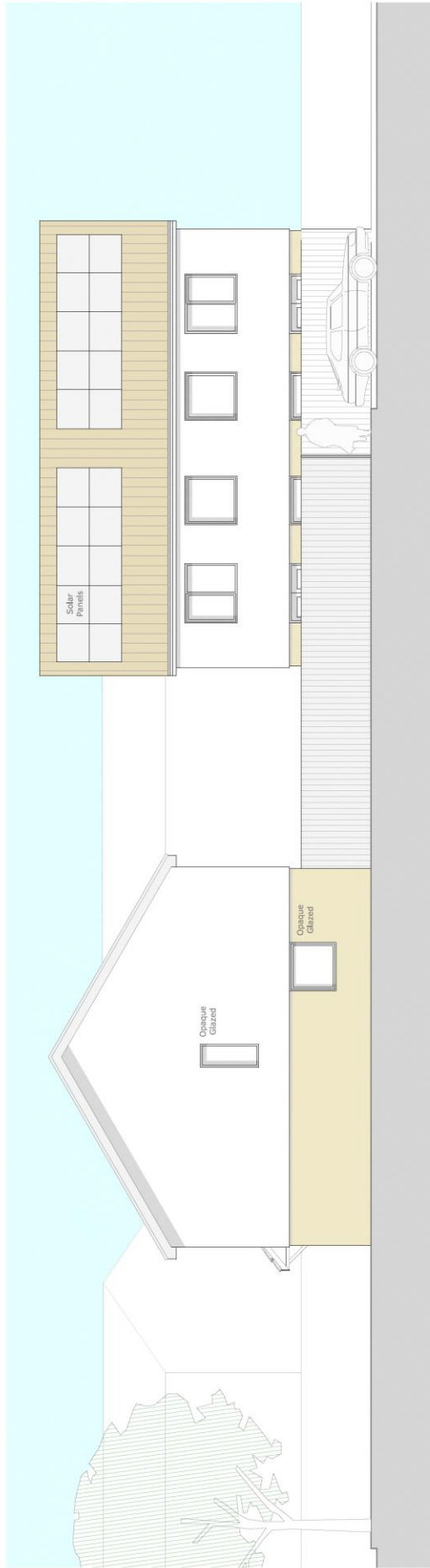
Project: Lyndhurst Avenue, Aldershot
 Title: Proposed North and South Elevations

Dwg No: D8412/08_31
 Date: October '13

Revision: P5
 Drwn: KR



Proposed East Elevation



Proposed West Elevation

Scale: 1:50@A1



Client: First Wessex

Revisions:
 P1 Preliminary Issue
 P2 Amendments agreed at October DTM
 P3 Minor amendments
 P4 Minor amendments
 P5 Opaque glazing indicated

15.10.13
 09.10.13
 16.11.14
 26.11.14



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Project: Lyndhurst Avenue, Aldershot

Title: Proposed East and West Elevations

Dwg No: D8412/08 30

Date: October '13

Revision: P5

Drawn: KR

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.	16/00667/FULPP
Date Valid	25th August 2016
Expiry date of consultations	27th October 2016
Proposal	Change of use from A1 to A5 hot food takeaway and the installation of accompanying extraction system and condensers
Address	34 Cove Road Farnborough Hampshire GU14 0EN
Ward	Cove And Southwood
Applicant	Mr Arafat Akhtar
Agent	Mr Craig Scott
Recommendation	GRANT

Description

The application relates to the ground floor of a building on the northern side of Cove Road, which was last used as a retail shop before becoming vacant. Prior to this it was used as a pizza takeaway in accordance with planning permission granted in 2005 (04/00705/COU). To the east is the access to the industrial area to the rear. The upper floors of the building have been converted to two flats, 32a and 32b Cove Road.

The proposal is to change the use of the ground floor to a pizza takeaway with opening hours of 10:00 to 00:00hrs Mondays to Saturdays and 10:00 to 23:00 on Sundays. An extraction system would be fitted internally within the building. Initial proposals to vent the extraction system at low level to the rear of the building have been amended by plans which show an external extraction chimney rising above roof level at the rear. A new shop front would be provided, which would include separate entrance doors to the public and staff areas. A pair of double doors would be removed from the side elevation and a pair of condenser units installed in this area. Two parking spaces would be provided in an existing parking area to the rear of 46-48 Cove Road. These would be used for the operation of a home-delivery service.

Consent has been granted under delegated powers for advertisements in relation to this business - 16/00668/ADVPP refers.

Consultee Responses

Transportation Strategy Officer	No Objection, subject to a condition regarding parking for home delivery service.
Planning Policy	No Objection
Environmental Health	No Objection subject to conditions.

Neighbours notified

In addition to posting a site notice and press advertisement, 24 individual letters of notification were sent to properties in Cove Road.

Neighbour comments

The occupier of 32A Cove Road raises objection to the proposal on the grounds that the proposal will have a negative impact upon the amenity of his property, one of the flats above the premises, by reason of the hours of opening proposed, noise from the various items equipment that will be installed, including the extraction system, and inevitable smells. He has also queried where the proposed refuse bins are to be provided to deal with commercial waste as these are not shown on the plans and fears that they may conflict with the vehicular access. Finally, he expresses concern about the potential fire risks associated with takeaway premises and quotes several recent news stories.

Policy and determining issues

The property is located within the Cove Local Shopping Centre and within the built-up area as defined in the Rushmoor Core Strategy.

Policies SS1 (Spatial Strategy), CP1 (Sustainable Development Criteria), CP2 (Design and Heritage), CP16 (Reducing and Managing Travel Demand) are relevant to the consideration of the submitted proposals. Saved Policies ENV17 (General Development Criteria), S1 (Local Shopping Centre), S3 (Alterations to shop Fronts), S5 (Class A3, A4 and A5 uses) and OR4/OR4.1 of the Rushmoor Local Plan Review are relevant.

The advice contained in the Shop Front Design Guide Supplementary Planning Document is also relevant as is the National Planning Policy Framework.

Commentary

Principle

This application seeks planning permission for a change of use from A1 to A5. The application site has a previous uses recorded in our local shopping centres survey which includes: a bakery/ sandwich shop, 'Herbies' pizza delivery, a convenience store and most recently an off-licence.

The application is accompanied by a marketing statement from Lansley commercial property agents, which sets out how the unit has been marketed since December 2015 but has attracted no interest from retail tenants. The agent considers that this is due to the proximity of Tesco Express.

Based on the most recent survey of the Cove Local Shopping Centre the number of units in non-A1 use already exceeds 40%. The proposal is therefore contrary to the percentage limit set out in RLPR Policy SS1. However, the Preferred Approach Local Plan takes account of changes in the nature of the local shopping centre and suggests a re-designation of the boundaries of this local shopping centre to exclude the application unit. On that basis and taking into account the evidence that the unit has been difficult to let for A1 use, it is considered that this change of use could be permitted as a departure from the approach set out in Policy S1 (RLPR) of: "not normally granting planning permission if it would result in more than 40% of the units being in non-A1 use".

On balance and in the light of the changing nature of this part of the local shopping centre, the proposal is not considered to harm the retail function of this part of the local shopping centre.

Impact upon character and amenity of the area -

The premises are within an established local shopping centre which includes a number of takeaway uses. It is considered that, providing the hours of opening are consistent with other businesses, and appropriate measures are taken to control noise and odours, there would be no adverse impact upon the character and general amenity of the area.

The proposals include the replacement of the existing metal-framed shop front with a new shop front containing two doors - one providing a customer door, the other giving access to the food preparation area. The existing shop front is of no great merit and the proposal would not significantly alter the appearance of the premises.

Impact upon residential amenity -

The premises was previously occupied by a takeaway use in respect of which there is no record of complaints from residents. It is considered that there is no reason why adequate means of controlling and dispersing cooking fumes cannot be provided. Any new provision will have to take into account the fact that the upper floors of the building are now occupied by residential properties. The low-level extraction vent that was originally proposed was not considered to be acceptable since fumes would have been vented over the parking spaces intended for the flats. The external extraction duct now proposed appears to be acceptable in principle. The Head of Housing and Environmental Health considers that further information needs to be provided in respect of the carbon filter unit proposed and details of the recommended dwell time for gases in the stream for the type of cooking they will be undertaking. This information should be readily available from the supplier/manufacturer of the system. Details are also required in respect of means to suppress noise and vibration from the extraction system and condenser units in order to safeguard the amenity of the occupants of the flats above. The Head of Housing and Environmental Health has expressed concern at the hours of opening proposed, indicating that these are too late for a premises located beneath residential properties and particularly where a home-delivery service will be provided. It is therefore recommended that a condition be imposed restricting the hours of opening to 23:00 hrs, in the interests of residential amenity. This would be broadly in line with the hours that were permitted when the former Class A5 use was permitted at appeal in December 2005. It would also ensure that the operation would be consistent with other takeaway uses in the Cove Local Shopping Centre.

Impact upon Parking and Highway Safety -

The premises currently have no off-road parking spaces, but following concerns raised by

the Transportation Strategy Officer about the proposal to include a home delivery service, amended plans have been submitted which show that two parking spaces will be allocated for the parking of home delivery vehicles in a shared parking area owned by the landlord of the premises. Providing a condition is imposed to ensure that these spaces are provided and retained whilst home deliveries are undertaken, it is considered that adequate car parking facilities would be provided. The occupier of 32a Cove Road has noted that the proposal indicates that two 1100 litre bins are to be provided but that the plans do not show where these bins would be stored and is concerned that they may conflict with vehicular access to the site. The former commercial operators kept their bins at the side of the building where they were not known to interfere with the entrance and it is considered that this is a matter that could be dealt with by a condition. (It is noted that the cycle and bin storage facilities that were to be provided for the flats at 32A and 32B Cove Road have not yet been provided as required under the terms of planning permission 13/00482/COUPP and this will need to be followed up independently, regardless of the outcome of this application.)

Other Matters –

The objector's comments about risk of fires is noted, but this is not considered to be a planning matter.

Conclusion -

It is considered that the proposal would not harm the retail function of the Cove Local Shopping Centre and would not adversely affect visual amenity or the character of the area, residential amenity or highway safety. The proposal accords with Policies CP1, CP2 and CP16 of the Rushmoor Core Strategy and saved Policies ENV17, S1, S3 and S5 of the Rushmoor Core Strategy, the Shop Front Design Guide Supplementary Planning Document and relevant sections of the National Planning Policy Framework.

FULL RECOMMENDATION

It is recommended that permission be **GRANTED** subject to the following 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 - 16/0133/X01 and 16.0133 PLO3 Rev A.

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

- 3 No works shall start on site/the use hereby approved shall not commence, until further details of the means of suppressing and directing smells and fumes from the premises have been submitted to and approved in writing by the Local Planning Authority. These details shall include further information in respect of the carbon filter unit proposed and details of the recommended dwell time for gases in the stream for the type of cooking that is proposed. The development shall be carried out in accordance with the details so approved and thereafter retained.

Reason - To safeguard the amenities of neighbouring property.*

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

Reason - To protect the amenity of neighbouring occupiers.*

- 5 No home delivery service shall be provided until the spaces shown on drawing 16.0133/X01 have been provided for the parking of home delivery vehicles and these spaces shall be retained and made available to home delivery drivers while this service is provided.

Reason - In the interests of highway safety.

- 6 The use hereby permitted shall not be open to customers outside the following times:
10:00 -23:00 Mondays to Saturdays and
10:00-23:00; on Sundays.

Reason - To safeguard the amenities of neighbouring occupiers.

- 7 Prior to occupation or use of any part of the development hereby approved, details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area.*

- 8 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.

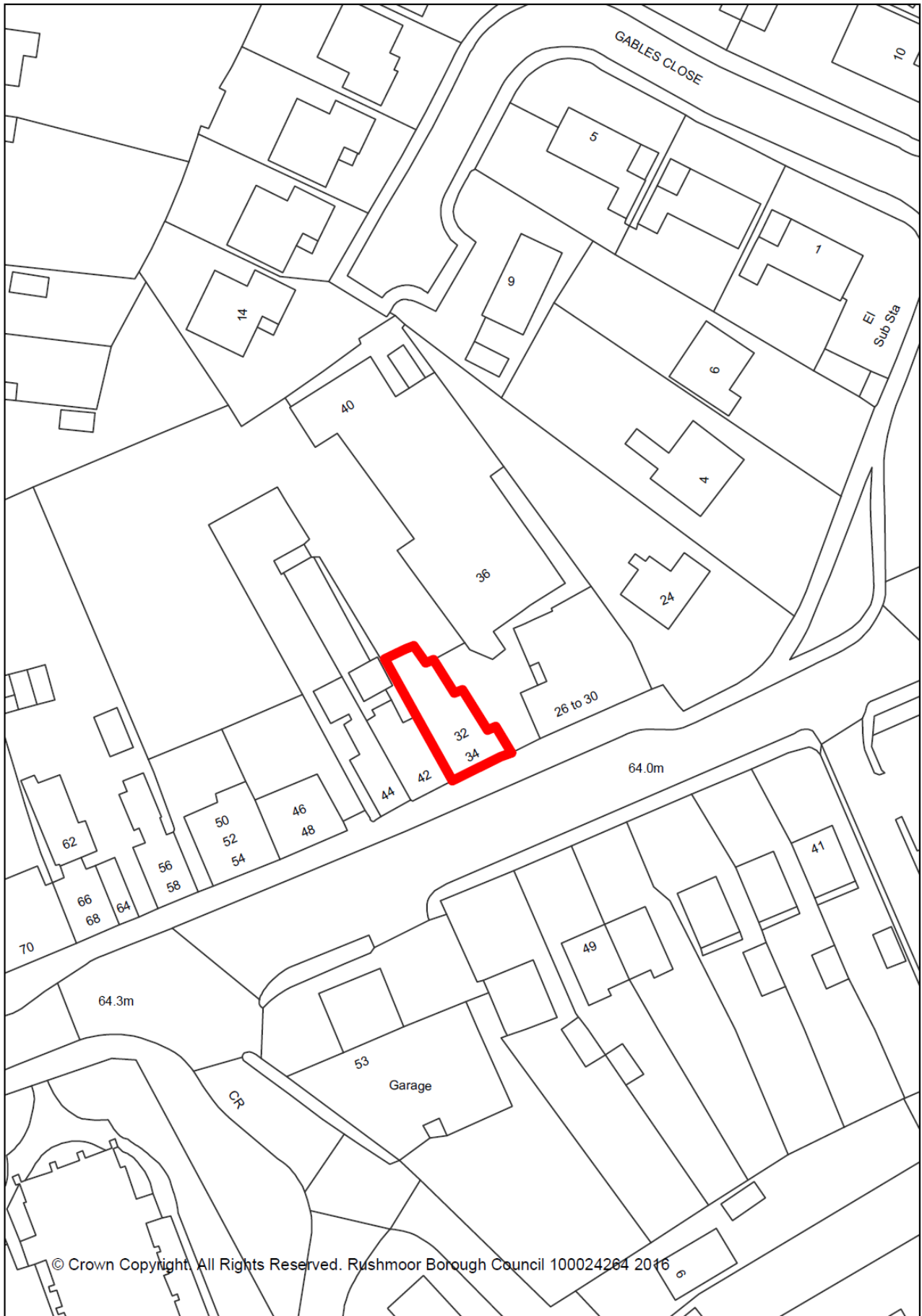
Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

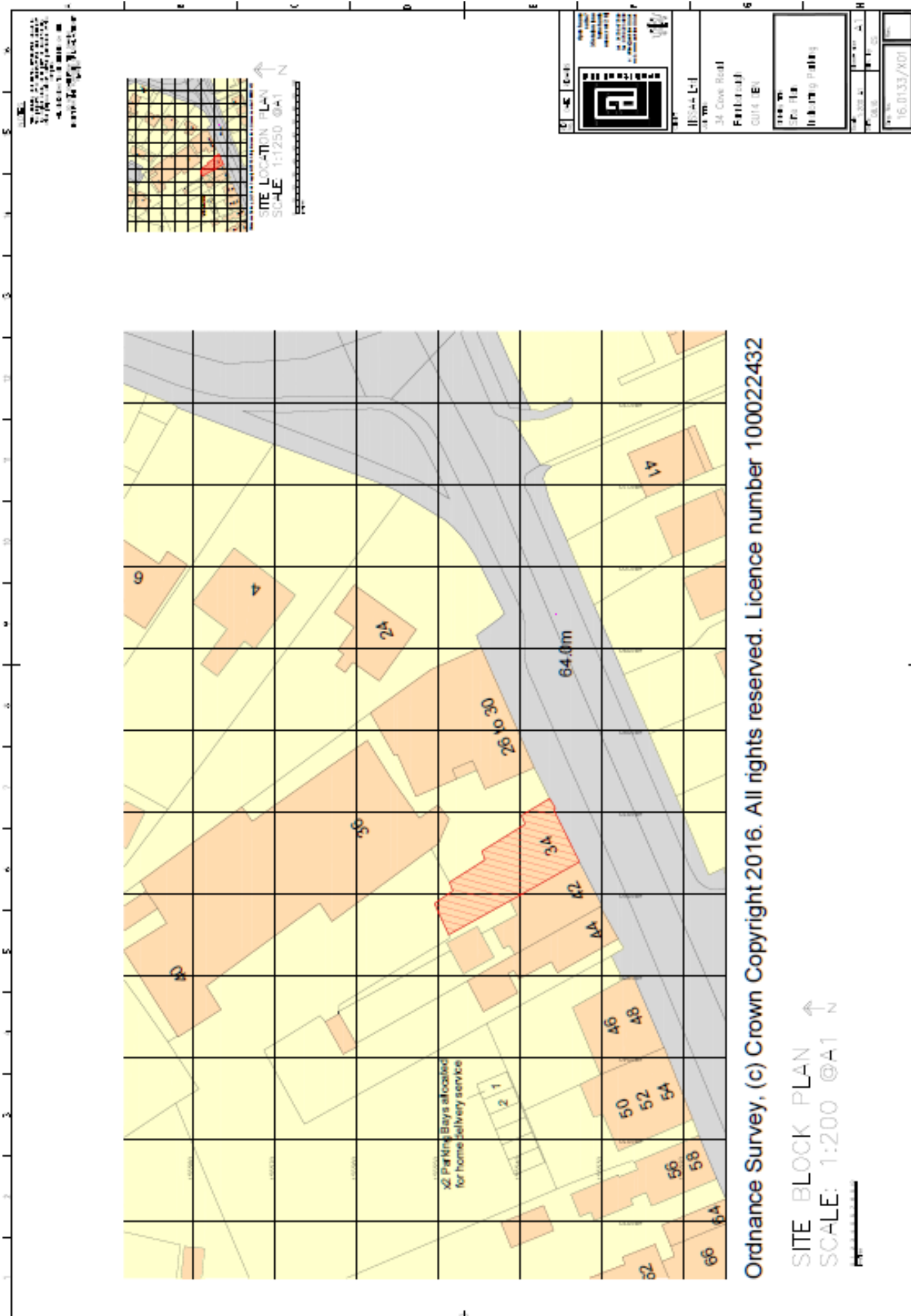
Informatives

- 1 **INFORMATIVE** – 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 would not harm the retail function of the Cove Local Shopping Centre and would not adversely affect visual amenity or the character of the area, residential amenity or highway safety. The proposal accords with Policies CP1, CP2 and CP16 of the Rushmoor Core Strategy and saved Policies

ENV17, S1, S3 and S5 of the Rushmoor Core Strategy, the Shop Front Design Guide Supplementary Planning Document and relevant sections of the National Planning Policy Framework. 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.

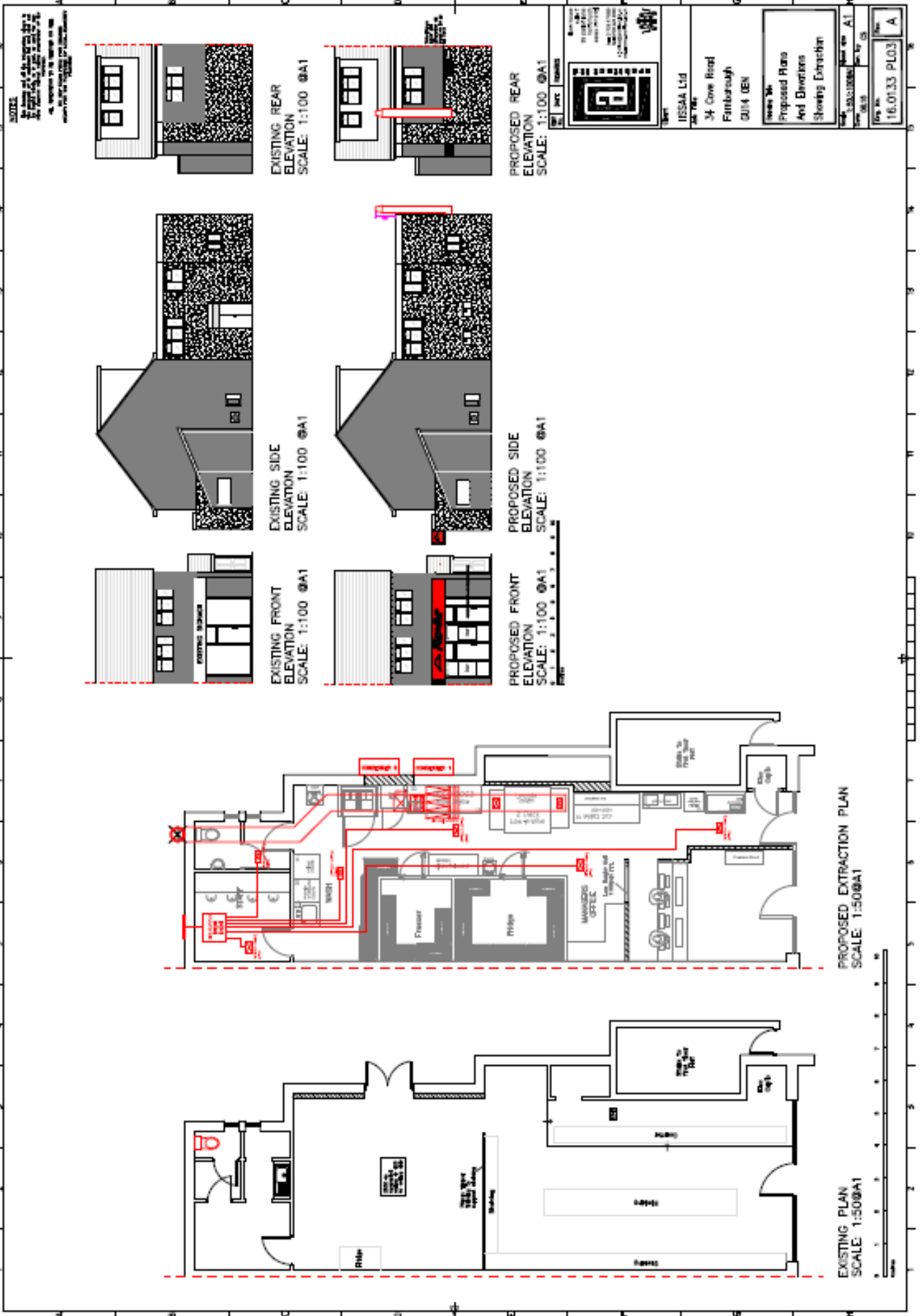
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. 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 - The applicant is reminded that under the provisions of the Food Safety Act 1990 there is a requirement to register all food premises with the Local Authority at least 28 days before the commencement of any business operations. The applicant must therefore contact the Head of Environmental Health for advice.





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SITE BLOCK PLAN 
 SCALE: 1:200 @A1 



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.	16/00750/COU
Date Valid	9th September 2016
Expiry date of consultations	18th October 2016
Proposal	Change of use of premises from light industrial (Use Class B1(c))/Storage and Distribution (use Class B8) to vehicle coachworks (Use Class B2) together with installation of air inlet and exhaust ducts at rear to facilitate provision of a vehicle spray oven
Address	Unit 2 Fairfax Industrial Estate Eastern Road Aldershot Hampshire GU12 4TU
Ward	North Town
Applicant	Mr Milan Barac
Agent	
Recommendation	GRANT

Description

The proposal relates to a vacant 186 sqm light industrial or warehouse unit in a small industrial estate containing 5 units on the southern side of Eastern Road. To the front (west) of each unit are a number of parking spaces and a shared vehicular access road. On the opposite side of this is a larger warehouse unit (Unit 1a Eastern Road), which shares this route.

The proposal is to change the use of the unit from light industrial/warehouse use to a vehicle coachworks falling within Use Class B2. This coachworks would be used by an existing business which is to relocate from premises in Guildford Borough and which offers specialist repairs to vehicles, including respraying. A spray oven would be provided within the unit with an extraction duct and air inlet being added to the exterior of the building. A paint store would also be provided with a vent pipe extending up the rear elevation of the building.

Consultee Responses

Planning Policy	No Objection.
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Transportation Strategy Officer No Objection.

Environmental Health No Objection subject to conditions.

Neighbours notified

In addition to posting a site notice and press advertisement, 7 individual letters of notification were sent to nearby commercial premises in Fairfax Industrial Estate and Eastern Road.

Neighbour comments

Letters of objection have been received from the owner and occupier of Unit 1A Eastern Road, who opposes the proposed change of use on the grounds that: he considers that the use is a “bad neighbour” use which is unacceptable in principle in this area as it is close to residential properties; and that insufficient parking is provided, which is likely to add to existing congestion within this industrial estate and adversely affect the function of the Key Employment Site and the other existing businesses in the area. He concludes that the proposal is contrary to Policies SS1 and C8 of the Rushmoor Core Strategy and saved Policies ENV8, ENV9 and ENV48 of the Rushmoor Local Plan Review. He also notes that if permission is granted, he may have to reconsider his proposals to redevelop Unit 1A Eastern Road. The occupiers of Unit 1 Fairfax Industrial Estate have also raised concerns about the insufficiency of parking and the knock-on impact of this on existing businesses in the Estate.

Policy and determining issues

The site is within a Key Employment Site as shown on the proposals map of the Rushmoor Core Strategy. Policies SS1 (Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP8 (Supporting Economic Development) and CP16 (Reducing and Managing Travel Demand) of the Rushmoor Core Strategy are relevant as are saved Policies ENV17 (General Development Criteria), ENV48 (Damage to Environment) and E9 (New Bad Neighbour Uses) of the Rushmoor Local Plan Review as considered to be relevant to the proposal.

The main determining issues are considered to be the principle of the proposed use, the impact upon the character of the area, upon residential amenity and the impact of the proposal upon the functioning of the Key Employment Site and upon other businesses in the area.

Commentary

Principle -

The site is land identified as being within the Eastern Road and Ivy Road Key Employment Site (KES), as designated by Policy SS1 of the Core Strategy and accordingly, 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)). The proposal is for change of use between B-class uses on a Key Employment Site and therefore, the principle is considered acceptable and no objection on policy grounds is raised. Whether a particular use will be acceptable in a given location within the KES will need to be assessed on a case-by-case basis but there is no in-principle objection to a B2 Class uses in this area, provided

that they satisfy the normal development control criteria. Nor can a B2 use be categorised as a "bad neighbour" use if adequate measures can be incorporated to mitigate any likely impact upon residential amenity.

Impact upon character of the area -

The Key Employment Site is comprised of smaller industrial estates containing mainly of light industrial and warehousing units, but also some B2 uses, most notably the large commercial vehicle repair and servicing garage at Unit 1 Eastern Road. The proposed use would have little impact upon the exterior of the building since the ducting would be located at the rear of the building. All repair activities will take place within the building and it is considered that the proposal will have little impact upon general amenity or the character of the area.

Impact upon residential amenity -

The likely sources of potential impact upon residential amenity are considered to be from noise and from fumes associated with vehicle paint spraying. The closest residential properties to the site are located approximately 60 m to the north on the opposite side of Eastern Road, and comprise new properties forming part of the North Town redevelopment scheme. Openings on the building face due east and west and at this range, having regard to the small scale of the use that is proposed, and the proposed hours of operation, it is considered unlikely that the proposed use would result in any material impact upon residential amenity through noise. The proposed use would include vehicle spraying but this would take place within a specially designed spray oven with associated extraction system. The exact details of the spray oven and ventilation system have not been submitted as these need to be specifically designed for the premises. However, the Head of Environmental Health is satisfied that adequate mitigation can be provided, and recommends that a condition is imposed to require further details be submitted for approval in respect of the oven and extraction system. In addition, the Head of Environmental Health notes that emissions from vehicle respraying processes are regulated under the Environmental Permitting Regulations if they use more than specified quantities of solvents per annum. However, considering the scale of the proposed operation and the fact that it will use predominantly water based paints rather than solvent based ones, it is likely that the business will not exceed the one tonne of solvent per annum usage that would mean such regulation under the EPRs. It is considered that the proposed use would not be a "bad neighbour" use and that there would be no conflict with saved Policy E9 of the Rushmoor Local Plan Review. Because the same may not be true for other Class B2 uses, it is considered appropriate to impose a condition restricting the use of the premises to a vehicle coachworks.

Impact upon the functioning of the KES and other existing businesses -

The objectors have argued that insufficient parking would be provided to support the use and that the resultant overspill parking would add to existing congestion within Fairfax Industrial Estate which is already having an impact on existing businesses. From a number of visits to the site and from the objector's photographs, it appears that there are considerably more vehicles regularly parking at or visiting this industrial estate than can be accommodated within the spaces allocated to the businesses concerned. This has resulted in indiscriminate car parking in the shared access road, which has affected the ability of the occupiers of Unit 1A Eastern Road to receive deliveries through the loading doors on the eastern elevation of their building, which faces the shared access road. It is less obvious how this affects Unit 1

Fairfax Industrial Estate as this is the most southerly of the units and does not appear to be occupied on a day-to-day basis. Whilst these difficulties appear to be genuine and are of some concern, they are the result of the operation of the existing businesses in the estate, most obviously the car parts business that occupies Units 4 and 5. This situation is likely to continue regardless of any decision made in respect of Unit 2 unless the owners and managers of the estate regulate access and parking within the site. It would only be appropriate to consider refusing planning permission for a new use at Unit 2 if it could be clearly demonstrated that the proposed use would generate a significant increase in parking above what might be generated by a business operating within the lawful use of the premises and which can be accommodated within the parking area associated with the unit. In this regard, the proposal is for a small-scale vehicle repair workshop, with one full time mechanic and with a spray oven and paint store occupying more than 25% of the ground floor area. The premises are provided with four allocated parking spaces which are considered sufficient to meet the needs of the proposed business. One of the objectors has noted that, at his current premises, the applicant offers motorcycle and scooter repairs, a vehicle air-conditioning service and offers a courtesy car to its customers. On this basis he has queried whether sufficient parking will be available to support these services. The applicant has advised that he only has three spaces at his current premises which are sufficient to meet his needs.

The premises was originally constructed as one of five light industrial units. Although the original planning permission for these units contained a planning condition restricting their use to light-industrial purposes, this condition was superseded by the introduction of permitted development rights for changes between Class B1 and B8 uses, where the areas concerned were no more than 235 sq m. These were first introduced by the Town & Country Planning (General Development) Order 1988 and retained in subsequent General Permitted Development Orders. Consequently, Unit 2 could be used for either light industrial or storage and distribution uses without the need for further planning permission. The most recent occupier of the building was Hermes who used the premises as a parcel delivery depot (Class B8). It is understood that this involved a number of large lorries visiting the site and that during their relatively short occupancy, this may have given rise to some conflict with the other occupants of the estate. Consequently, whilst there is no clear evidence that the proposed use would adversely affect the operation of the industrial estate, there is evidence of a past lawful use for which permission was not required having a greater impact on the estate. The comment that the owner of Unit 1A Eastern Road may not choose to redevelop this site in accordance with his planning permission and that this could have impacts for his two other premises in Mount Pleasant Road and Redan Estate is noted. However, the scheme for that redevelopment approved under 15/00381/FULPP does not include loading bay doors opening onto the shared access route. Any decision made in respect of Unit 2 should not affect the objector's ability to implement the planning permission for redevelopment of his site.

Conclusion -

It is considered that the proposed use would not adversely affect the functioning of the Key Employment Site in which it would be located, and would not adversely affect visual amenity or the character of the area, residential amenity or highway safety. It accords with Policies SS1, CP1, CP2, CP8 and CP16 of the Rushmoor Local Plan and saved Policies ENV17, ENV48 and E9 of the Rushmoor Local Plan Review.

FULL RECOMMENDATION

It is recommended that permission be **GRANTED** subject to the following 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 - Plan 1 and Plan 2.

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

- 3 No vehicle spraying shall take place until details of the spray oven and the means of suppressing and directing smells and fumes from the premises have been submitted to and approved in writing by the Local Planning Authority. These details shall include the height, position, design, materials and finish of any external chimney or vent. The development shall be carried out in accordance with the details so approved and thereafter retained.

Reason - To safeguard the amenities of neighbouring property.*

- 4 No machinery shall be operated and no deliveries made to or dispatched from the site outside the following times:
0700 to 1900 Mondays to Fridays, and
0800 to 1800 on Saturdays.
The premises shall not be used at any time on Sundays and Bank or Statutory Holidays.

Reason - To safeguard the amenities of neighbouring occupiers.

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the land and/or building(s) shall be used only for the purpose of a vehicle coachworks and for no other purpose, including any other purpose within Class D2.

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

- 5 No works to vehicles shall take place outside the building and the parking spaces shown on the approved plans shall be retained for the parking of staff and customer vehicles.

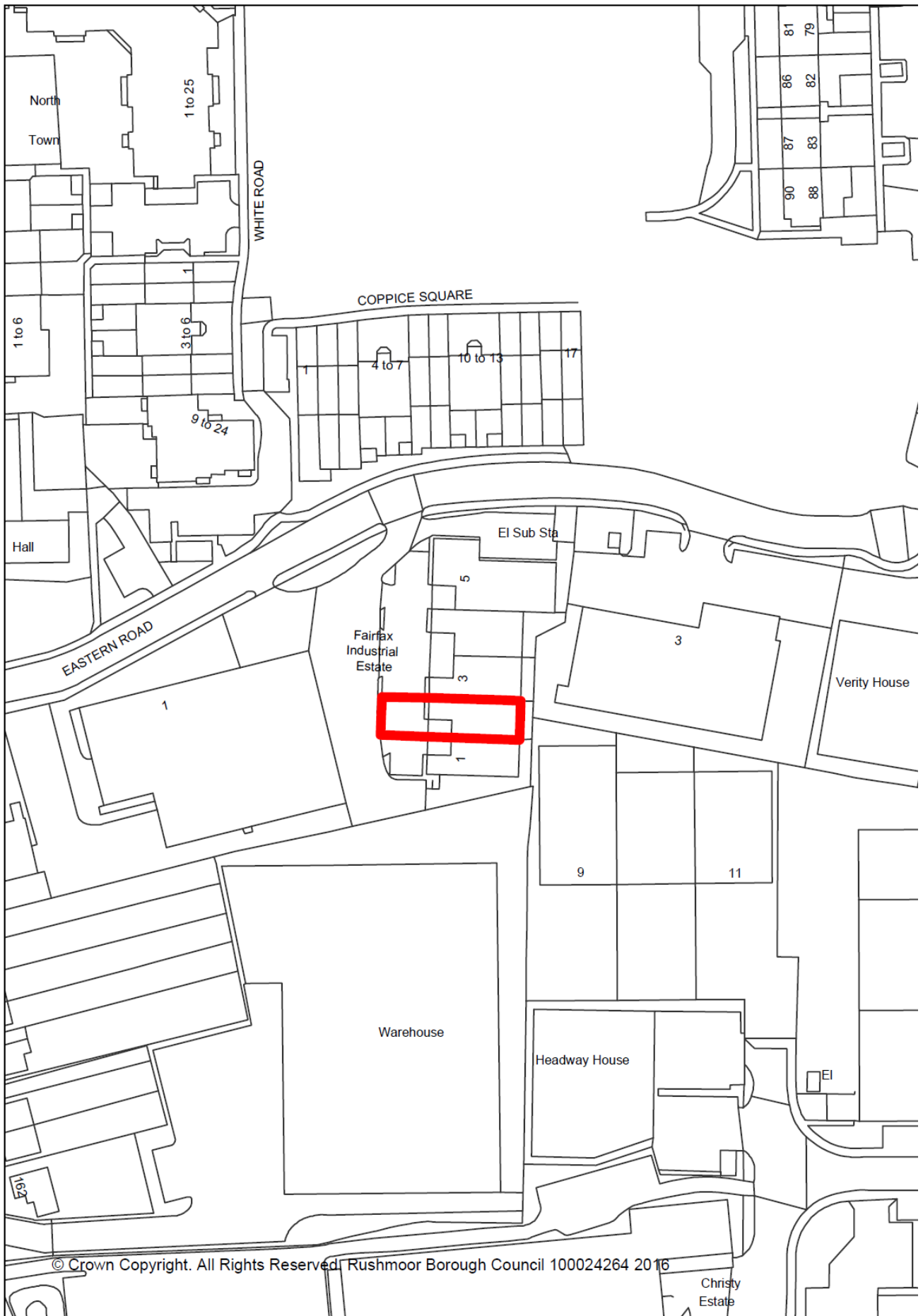
Reason - In the interests of amenity, highway safety and the operation of the Key Employment Site.

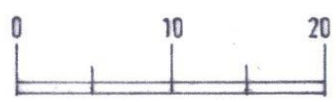
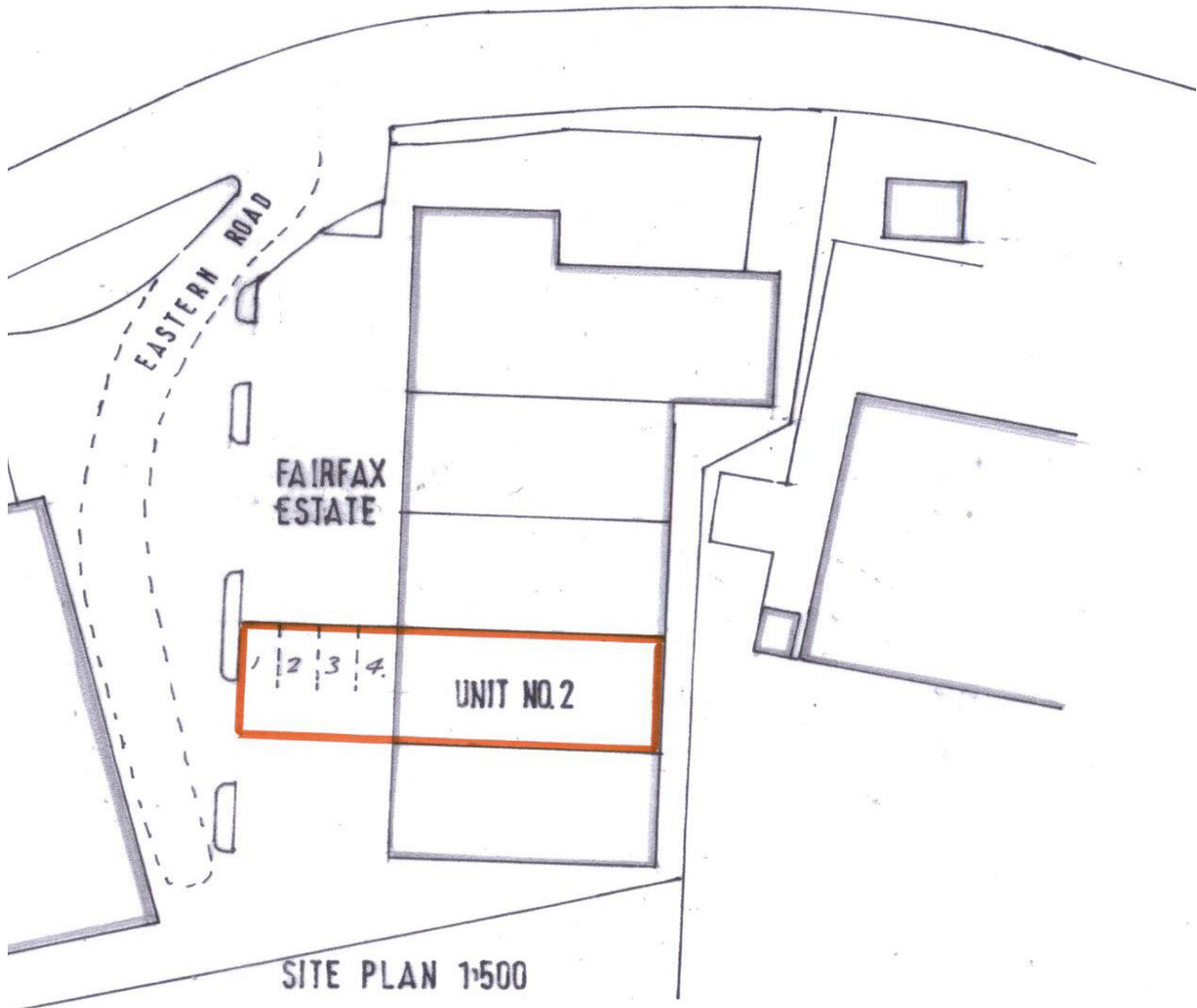
Informatives

- 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 proposed use would not adversely affect the functioning of the Key Employment Site in which it would be located, and would not adversely affect visual amenity or the character of the area, residential amenity or highway safety. It accords with Policies SS1, CP1, CP2, CP8 and CP16 of the Rushmoor Local Plan and saved Policies ENV17, ENV48 and E9 of the Rushmoor Local Plan Review.

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.

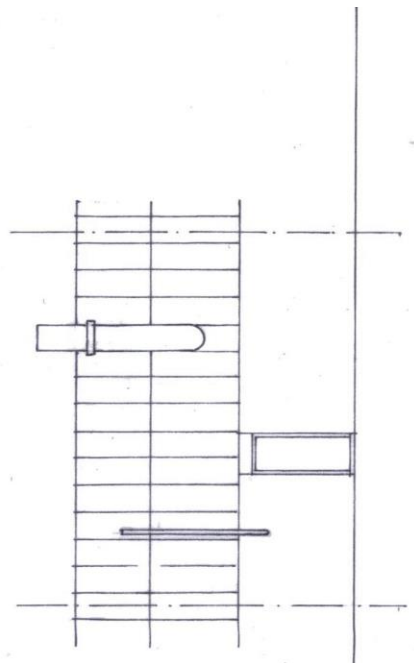
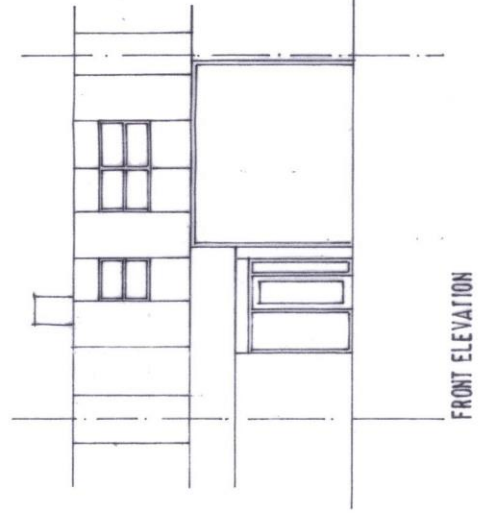
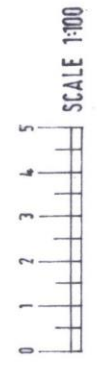
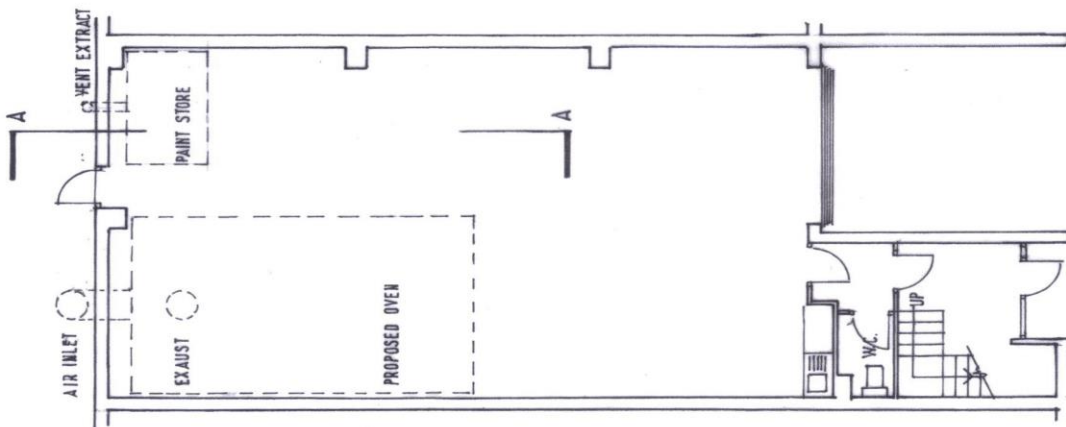
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. 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.





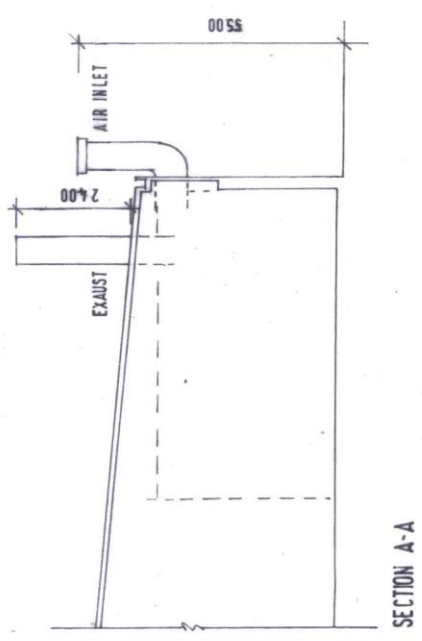
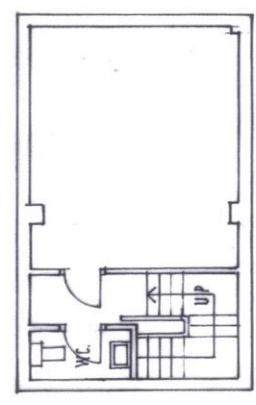
UNIT 2 FAIRFAX INDUSTRIAL ESTATE
EASTERN ROAD, ALDERSHOT, GU12 4TB
SITE & LOCATION

PLAN 1



FRONT ELEVATION

REAR ELEVATION



UNIT 2 FAIRFAX INDUSTRIAL ESTATE
 EASTERN ROAD ALDERSHOT GU12 4TB
 PLANS, ELEVATIONS & SECTION A-A

PLAN 2

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	Tara Cowell
Application No.	16/00764/RBC3PP
Date Valid	26th September 2016
Expiry date of consultations	19th October 2016
Proposal	Change of use from amenity land to garden land and erection of 1.8 metre high boundary fencing
Address	5 Innisfail Gardens Aldershot Hampshire GU11 3XG
Ward	Rowhill
Applicant	Mr Andrew Soane C/O Rushmoor Borough Council
Recommendation	GRANT

Description

The site is part a grassed area of unused land owned and maintained by Rushmoor Borough Council. The land is located to the rear and side of properties Nos: 18, 19, 20 and 21 Stovolds Way, Aldershot and covers some 109sqm. It is currently enclosed by existing 1.8m high closeboard fencing along both the east and south boundary, and 0.75m high fence along the Northern boundary. Access to the area is by a pedestrian path at the end of the cul de sac and a mature tree is located on the land next to the boundary with No 18 Stovolds Way.

A report to Cabinet dated 17th November 2015 by Corporates Services was presented in respect of sales of small areas of amenity land. This explained how the Estates Team received requests to dispose of small pieces of Council owned amenity land situated in large housing estates within the Borough. The land featuring in several of these requests were considered suitable for transfer to private ownership provided planning permission was formally sought for the change of use. The Cabinet Resolved that the Solicitor to the Council be authorised to agree the sale of any area of amenity land and to take all necessary steps required to complete the transactions.

The proposal seeks planning permission to incorporate part of the amenity land to the south of the property within the boundary of 5 Innisfail Gardens for use as an enlarged domestic garden. The occupants have asked to purchase the land, and propose to re-use their existing boundary fencing to enclose the additional land.

Consultee Responses

Transportation Strategy Officer No Objection

Neighbours notified

In addition to posting a site notice and press advertisement, 12 individual letters of notification were sent to properties within Stovolds Way and Innisfail Gardens Aldershot.

Neighbour comments

7 letters of support, 1 objection and 1 comment has been received. The letter of objection relates to how the sale of the land has been carried out and to the presence of sewers and manhole covers on the site. These are not material considerations in the determination of this application.

Policy and determining issues

The site falls within the Built Up area of Aldershot as designated in the Rushmoor Local Plan Review 1996 - 2011. As such policies CP2 (Design and Heritage) and CP12 (Open Space, Sport) of the Rushmoor Plan Core Strategy and "saved policy ENV17 (development on smaller sites) of the Rushmoor Local Plan 1996-2011 are relevant to the consideration of the proposal.

The main determining issues are the principle, the visual impact and impact on neighbouring properties.

1. Principle of development

The application site comprises an unused area, which is bounded by other residential properties, outbuildings and gardens. The area is publically accessible and is visible from the street scene. The application does not entail enclosure of all the amenity land and access over it to other properties will not be affected. The proposed change of use of this land to form part of a garden is therefore considered to comply with Core Strategy Policy CP12 Open Space, Sport and Recreation.

2. Visual Impact

The applicant has suggested that the existing fencing will be re-used to enclose the area, therefore there would be no adverse impact on the visual amenity and is considered appropriate for its residential setting.

3. Impact on neighbours

Due to the location of the land and its separation from nearby dwellings, it is considered that the proposed change of use and associated fencing would have no material impact on neighbours in terms of loss of light, loss of access, overshadowing or loss of privacy.

Conclusions:

It is considered that the proposal is acceptable and would not give rise to any harmful impact upon the amenity or neighbouring properties. The proposal is therefore acceptable having regards to policies CP2 (Design and Heritage) and CP12 (Open Space, Sport) of the Rushmoor Plan Core Strategy and "saved policy ENV17 (development on smaller sites) of the Rushmoor Local Plan 1996-2011.

Recommendation:

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

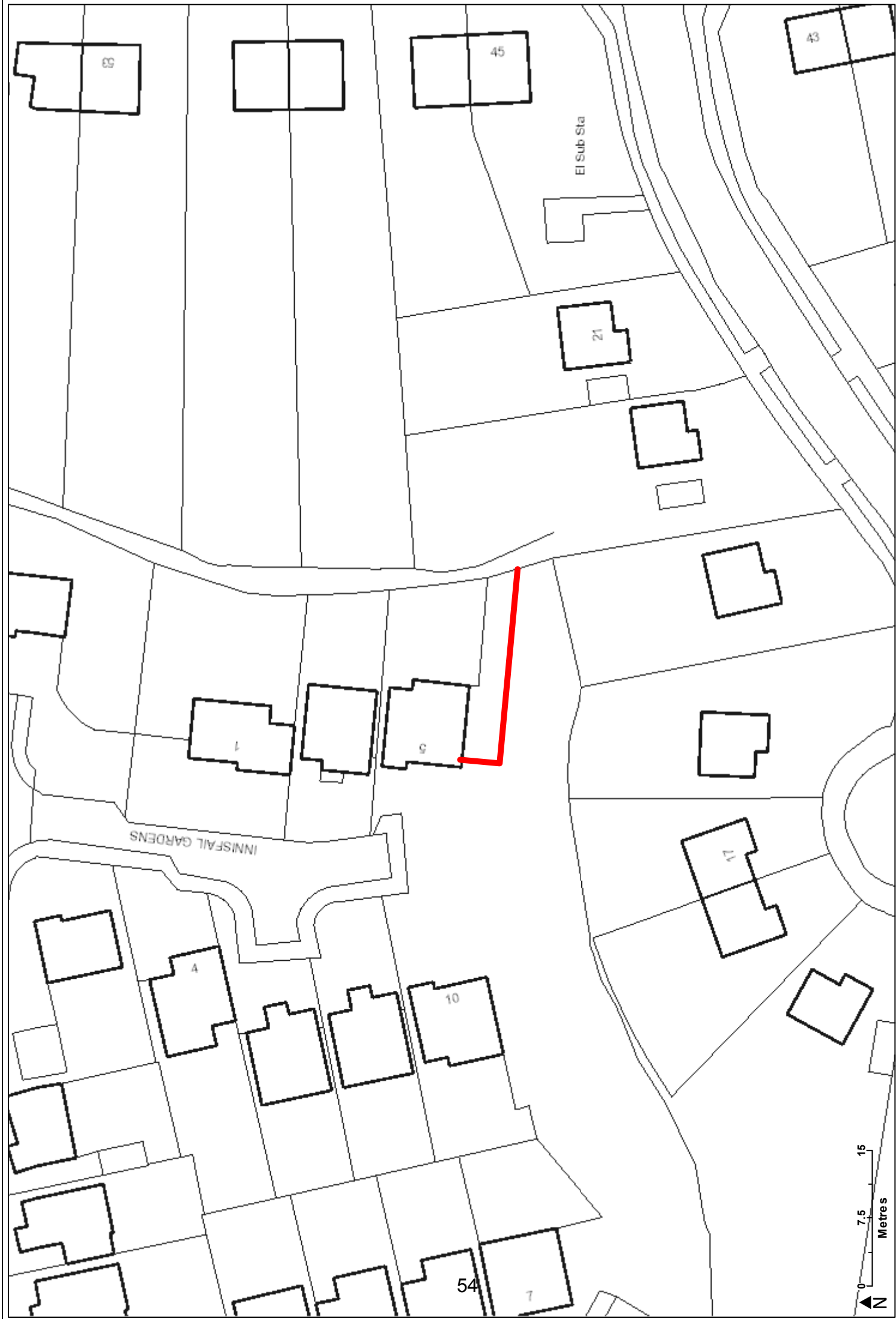
Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1:1250 Block Plan; 1:500 Proposed Fence Line; Plan 01 (Photograph.

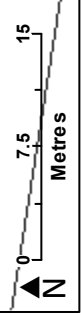
Reason - To ensure the development is implemented in accordance with the permission granted

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 have an acceptable impact on the character of the area and would not give rise to any significant material or harmful impact on neighbours or trees. The proposal is therefore considered acceptable having regard to policies CP2 and CP12 of the Rushmoor Core Strategy and "saved" policies ENV17 of the Rushmoor Local Plan. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.



5 Innisfail Gardens 1:500 Proposed Fence Line





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	16/00068/FULPP	Ward: Wellington
Applicant:	Enterprise Home Developments LLP	
Decision:	Permission Granted	
Decision Date:	28 October 2016	
Proposal:	Erection of a four storey building to comprise 12 flats (4 x studio, 2 x one bed and 6 x two bed) with vehicular access from Crimea Road and associated car parking and bin/cycle storage□	
Address	Enterprise House 88 - 90 Victoria Road And Part Of 84-86 Victoria Road Aldershot Hampshire GU11 1SS	

Application No	16/00350/FULPP	Ward: Wellington
Applicant:	Mr Roy Taylor	
Decision:	Permission Granted	
Decision Date:	25 October 2016	
Proposal:	Flexible use of premises as a gymnasium (Use Class D2) or as Offices (Use Class B1(a)) with associated sound proofing works	
Address	Suite 1 Wesley Chambers Queens Road Aldershot Hampshire GU11 3JD	

Application No 16/00482/LBCPP Ward: Wellington

Applicant: Mr Roy Taylor

Decision: **Permission Granted**

Decision Date: 25 October 2016

Proposal: LISTED BUILDING CONSENT: Upgrading of existing party walls between Suite 1 and Suites 2 and 3 to provide noise reduction, with acoustic partitions to facilitate flexible use of premises as a gymnasium (use class D2) or as offices (use class B1(a))

Address **Suite 1 Wesley Chambers Queens Road Aldershot Hampshire GU11 3JD**

Application No 16/00536/CONDPP Ward: Wellington

Applicant: c/o Agent

Decision: **Conditions details approved**

Decision Date: 05 October 2016

Proposal: Submission of details pursuant to condition 3 (Design Code 3 and Arboricultural Method Statement) in respect of Zone D McGrigor, attached to Outline Planning Permission 12/00958/OUT dated 10th March 2014.

Address **Zone D - McGrigor Aldershot Urban Extension Alisons Road Aldershot Hampshire**

Application No 16/00592/COND Ward: Knellwood

Applicant: Mr A Grimes

Decision: **Conditions details approved**

Decision Date: 28 October 2016

Proposal: Submission of details pursuant to Condition Nos.3 (external materials), 4 (surfacing materials), 5 (levels details), 10 (operatives on site parking & turning during the construction period), 13 (SUDs scheme details), and 16 (acoustic protection details) of planning permission 16/00021/FULPP dated 23 March 2016

Address **60 Farnborough Road Farnborough Hampshire GU14 6TE**

Application No 16/00623/FULPP Ward: Wellington
Applicant: Mr BERDO & HAYWARD
Decision: **Permission Refused**
Decision Date: 14 October 2016
Proposal: Installation of replacement windows and doors
Address **Havelock House Barrack Road Aldershot Hampshire GU11 3NP**

Application No 16/00625/CONDPP Ward: North Town
Applicant: Mr Paul Norman
Decision: **Conditions details approved**
Decision Date: 26 October 2016
Proposal: Submission of details in respect of Conditions 4 (Surfacing Materials), 5 (Levels), 7(Landscaping) and, 9 (Energy Performance Standards) pursuant to planning permission 15/00734/FULPP in respect of the erection of an attached 2 storey pitched roof 2 bedroom dwelling together with new pitched roof garages and parking and vehicular crossover
Address **16 Lower Newport Road Aldershot Hampshire GU12 4QD**

Application No 16/00629/COND Ward: Knellwood
Applicant: Mr Rod Scott
Decision: **Conditions details approved**
Decision Date: 05 October 2016
Proposal: Approval of details pursuant to conditions 3 (external materials), 4 (surfacing materials), 5 (levels) 6 (fence details) and 7 (energy efficiency) in respect of planning permission 15/00965/FUL (for erection of three bedroom bungalow)
Address **174 Woburn Avenue Farnborough Hampshire GU14 7HE**

Application No 16/00645/FULPP Ward: St John's
Applicant: Mr Rob Westwood
Decision: **Permission Granted**
Decision Date: 19 October 2016
Proposal: Demolition of existing garage and erection of 1.5 storey side extension
Address **28 Moselle Close Farnborough Hampshire GU14 9YB**

Application No 16/00652/FULPP Ward: Rowhill
Applicant: Reverend Carol Monk
Decision: **Permission Granted**
Decision Date: 10 October 2016
Proposal: Erection of a first floor side extension and a detached garage and store
Address **The Hawthorns 2 Rowhill Avenue Aldershot Hampshire GU11 3LU**

Application No 16/00654/TPO Ward: Empress
Applicant: Dr David Dunford
Decision: **Permission Granted**
Decision Date: 06 October 2016
Proposal: One Sweet Chestnut (T18 of TPO 368) pollarded back to existing
knuckles
Address **25 Empress Avenue Farnborough Hampshire GU14 8LU**

Application No 16/00656/TPOPP Ward: Cove And Southwood
Applicant: Thomas Ballard
Decision: **Permission Granted**
Decision Date: 11 October 2016
Proposal: One Oak (T32 of TPO 415A) crown reduce by no more than 2 metres
Address **Land Affected By TPO 415A- Between Ively Road, Wisley Gardens
And Southern Way Farnborough Hampshire**

Application No 16/00660/TPO Ward: St John's
Applicant: Miss Heather Mugridge
Decision: **Split decision**
Decision Date: 11 October 2016
Proposal: Fell one Scots Pine and one Beech tree (both part of group G2 of TPO
388) as specified on submitted plan
Address **Land Affected By TPO 388- Between Cripely Road, St Johns Road
And Broomhill Road Farnborough Hampshire**

Application No 16/00662/TPOPP Ward: West Heath
Applicant: Mr Tay O'Connell
Decision: **Permission Granted**
Decision Date: 21 October 2016
Proposal: One Oak (T13 of TPO 279A) crown reduce by no more than 3 metres and crown thin by no more than 30%
Address **55 Newfield Avenue Farnborough Hampshire GU14 9PJ**

Application No 16/00664/TPOPP Ward: St John's
Applicant: Mrs Wendy Clarke
Decision: **Permission Granted**
Decision Date: 12 October 2016
Proposal: One Oak (T10 of TPO 410) remove all epicormic growth up to 25mm in diameter and any dead, dying, diseased or crossing limbs over 40mm in diameter. Tip reduce the branches to give a 2 metre clearance from the property. One Scots Pine (T11 of TPO 410) remove ivy or any dead, dying, diseased or crossed limbs. One Oak (T12 of TPO 410) remove all epicormic growth up to 25mm in diameter and any dead, dying, diseased or crossed limbs over 40mm
Address **25 Howard Drive Farnborough Hampshire GU14 9TQ**

Application No 16/00668/ADVPP Ward: Cove And Southwood
Applicant: Mr Arafat Akhtar
Decision: **Permission Granted**
Decision Date: 18 October 2016
Proposal: Display of internally illuminated fascia sign and one internally illuminated projecting sign
Address **34 Cove Road Farnborough Hampshire GU14 0EN**

Application No 16/00669/REVPP Ward: St John's
Applicant: Whitman Builders
Decision: **Permission Granted**
Decision Date: 28 October 2016
Proposal: Removal of Condition No.9 (energy performance standard attainment) of planning permission 15/00969/FULPP dated 10 February 2016□
Address **Garages Cripsey Road Farnborough Hampshire**

Application No 16/00670/FULPP Ward: Empress
Applicant: Mr Ram Panesar
Decision: **Permission Granted**
Decision Date: 13 October 2016
Proposal: Rebuilding of first floor office roof, including the rebuilding of rear dormer with replacement uPVC windows and the construction of a new matching dormer across the front
Address **83A Victoria Road Farnborough Hampshire GU14 7PP**

Application No 16/00673/FULPP Ward: Fernhill
Applicant: Fluor Ltd
Decision: **Permission Granted**
Decision Date: 20 October 2016
Proposal: Construction of an 'Outdoor Classroom' area with canopy, surfacing and seating on the existing school field
Address **Fernhill School And Language College Neville Duke Road Farnborough Hampshire GU14 9BY**

Application No 16/00678/TPOPP Ward: Cove And Southwood
Applicant: Mr Paul Jacobs
Decision: **Permission Granted**
Decision Date: 18 October 2016
Proposal: One Horse Chestnut (T68 of TPO 419A) crown reduce to reshape by no more than 2.5 metres, crown thin by no more than 10%, crown clean and lift to give clearance of no more than 4 metres from ground level
Address **Amenity Land Adjacent To 17 Long Beech Drive Farnborough Hampshire**

Application No 16/00681/FUL Ward: Empress
Applicant: Mr H Lynch And Mr J Mounsey
Decision: **Permission Granted**
Decision Date: 18 October 2016
Proposal: Demolition of existing outbuildings and erection of detached outbuilding comprising a double garage for Emperor House and a single garage/linked summerhouse for Ye Olde Farm
Address **Emperor House And Ye Olde Farm Highgate Lane Farnborough Hampshire**

Application No 16/00682/CONDPP Ward: St Mark's
Applicant: Royal London Mutual Insurance Society Li
Decision: **Conditions details approved**
Decision Date: 26 October 2016
Proposal: Submission of details to comply with conditions 2 (external materials), 3 (surfacing materials), 18 (contaminated land) and 23 (piling method statement) attached to planning permission 16/00007/FULPP dated 6 May 2016 for the development of 14,489sqm (GIA) of industrial/warehouse units with ancillary offices within B1c/B2 and/or B8 Use Classes with associated car/cycle parking, service areas and landscaping
Address **Land At Dingley Way Farnborough Hampshire**

Application No 16/00691/TPOPP Ward: Wellington

Applicant: Mr Neillings

Decision: **Permission Granted**

Decision Date: 18 October 2016

Proposal: One Sycamore (tree 1 on submitted plan) crown lift to no more than 6 meters from ground level and reduce lateral growth towards the building on the Southern stem by no more than 3 meters and crown thin Southern stem by no more than 20%. One Scots Pine (tree 2) remove to stem first live limb extending South towards building. Three Oaks (trees 3,4 and 5) fell. All trees are part of group W1 of TPO 251 □

Address **Land Affected By TPO 251 - At Anglesey Lodge And Anglesey House Farnborough Road Aldershot Hampshire**

Application No 16/00696/COND Ward: Rowhill

Applicant: Krishna Gurung

Decision: **Conditions complied with**

Decision Date: 28 October 2016

Proposal: Confirmation of compliance with the requirements of Condition A.2(2) and the 56 day period of Condition A.2 (4) imposed by Class A, Part 3, Schedule 2 of the Town & Country Planning (General Permitted Development) Order 2015 in connection with the proposed change of use from Public House (Use Class A4) to Office use (Use Class A2)

Address **The White Hart 84 Queens Road Aldershot Hampshire GU11 3JU**

Application No 16/00697/TPOPP Ward: Fernhill

Applicant: Mr Nick Beinder

Decision: **Permission Granted**

Decision Date: 18 October 2016

Proposal: One Sycamore (T3 of TPO 425) reduction of branches overhanging No 31 Hillside Cottages driveway by no more than 1 metre

Address **Land Affected By TPO 425 - Between Pinewood Park, Sandy Lane And Lakeside Gardens Farnborough Hampshire**

Application No 16/00701/FULPP Ward: Empress
Applicant: Mr Ben Sherwood
Decision: **Permission Granted**
Decision Date: 19 October 2016
Proposal: Erection of a two storey side and single storey rear extension
Address **34 Elm Grove Road Farnborough Hampshire GU14 7RD**

Application No 16/00702/TPOPP Ward: Knellwood
Applicant: Mrs Jacqueline Rice
Decision: **Permission Granted**
Decision Date: 24 October 2016
Proposal: One Sweet Gum tree (T1 of TPO 428A) crown reduce and reshape by no more than 2 metres and clear telephone cables by no more than 1 metre
Address **5 Abbey Way Farnborough Hampshire GU14 7DA**

Application No 16/00714/COND Ward: Manor Park
Applicant:
Decision: **Split decision**
Decision Date: 20 October 2016
Proposal: Confirmation of compliance with all conditions attached to planning permission 03/00473/COU dated 15th August 2003 for alterations and change of use to six flats at 69-71 Grosvenor Road Aldershot
Address **69B Grosvenor Road Aldershot Hampshire GU11 3DZ**

Application No 16/00715/FUL Ward: Knellwood
Applicant: Mr & Mrs Alfonse
Decision: **Permission Granted**
Decision Date: 11 October 2016
Proposal: Erection of a first floor rear extension
Address **31 Fellows Road Farnborough Hampshire GU14 6NU**

Application No 16/00724/FULPP Ward: Cove And Southwood
Applicant: Mr & Mrs M Einchcomb
Decision: **Permission Granted**
Decision Date: 19 October 2016
Proposal: Erection of a front porch, pitched roof over existing garage and single storey rear extension to garage
Address **65 Ively Road Farnborough Hampshire GU14 0JP**

Application No 16/00725/PDCPP Ward: St John's
Applicant: Ms Lorna Bigrave
Decision: **Permission Granted**
Decision Date: 12 October 2016
Proposal: Formation of a rear dormer window to facilitate a loft conversion
Address **24 Fleet Road Farnborough Hampshire GU14 9RA**

Application No 16/00726/FULPP Ward: Cove And Southwood
Applicant: Mr C Jeyam
Decision: **Permission Granted**
Decision Date: 10 October 2016
Proposal: Demolition of existing conservatory and erection of a front porch and single storey rear extension
Address **9 The Copse Farnborough Hampshire GU14 0QD**

Application No 16/00730/FUL Ward: Knellwood
Applicant: Mr Will Hallinan
Decision: **Permission Granted**
Decision Date: 13 October 2016
Proposal: Retention and completion of an outbuilding to rear for use as a games room
Address **17 - 19 Church Avenue Farnborough Hampshire GU14 7AT**

Application No 16/00731/FULPP Ward: Knellwood
Applicant: Mr Bruce Fertnig
Decision: **Permission Granted**
Decision Date: 04 October 2016
Proposal: Erection of a single storey rear extension
Address **Bon Jour 129 Sycamore Road Farnborough Hampshire GU14 6RE**

Application No 16/00734/REXPD Ward: Aldershot Park
Applicant: Mr And Mrs Davies
Decision: **Prior approval is NOT required**
Decision Date: 03 October 2016
Proposal: Erection of a single storey rear extension measuring 3.7 metres from the original rear wall of the dwelling house, 2.5 metres to the eaves and 3.3 metres in overall height
Address **57 Oak Way Aldershot Hampshire GU12 4BA**

Application No 16/00736/FULPP Ward: Knellwood
Applicant: Mr Andrew Lundie
Decision: **Permission Granted**
Decision Date: 26 October 2016
Proposal: Retention of rear garden wall adjacent to southern boundary and erection of associated pergola roof
Address **39 Avenue Road Farnborough Hampshire GU14 7BJ**

Application No 16/00739/FULPP Ward: Manor Park
Applicant: Mr Bob GRAY
Decision: **Permission Granted**
Decision Date: 19 October 2016
Proposal: Retention of a single storey rear extension
Address **13 St Georges Road Aldershot Hampshire GU12 4LD**

Application No 16/00740/FUL Ward: Fernhill
Applicant: Mr Paul Andrews
Decision: **Prior approval is NOT required**
Decision Date: 03 October 2016
Proposal: Erection of a single storey side extension and garage conversion
Address **17 Woodlands Close Blackwater Camberley Hampshire GU17 9HZ**

Application No 16/00742/REVPP Ward: Manor Park
Applicant: Mr Alex Gough
Decision: **Permission Granted**
Decision Date: 06 October 2016
Proposal: Variation of Condition 2 of planning permission 16/00343/FULPP dated 24/06/2016 to allow changes in design to the front and side elevations and materials to first floor elevations
Address **1 Highfield Gardens Aldershot Hampshire GU11 3DB**

Application No 16/00743/FUL Ward: North Town
Applicant: Mrs Phillips
Decision: **Permission Granted**
Decision Date: 04 October 2016
Proposal: Conversion of garage to form habitable room
Address **131 Woodland Walk Aldershot Hampshire GU12 4FF**

Application No 16/00744/FULPP Ward: West Heath
Applicant: Mr Gurung And Mrs Thapa
Decision: **Permission Granted**
Decision Date: 24 October 2016
Proposal: Demolition of existing garage and erection of part single and part two storey side extensions
Address **3 Ribble Place Farnborough Hampshire GU14 9LX**

Application No 16/00746/FULPP Ward: St John's
Applicant: Mr Ed Mellish
Decision: **Permission Granted**
Decision Date: 14 October 2016
Proposal: Relief of Condition 9 of planning permission 04/00010/REM to allow the conversion of garage to form a habitable room
Address **3 Silver Birch Way Farnborough Hampshire GU14 9UP**

Application No 16/00747/FUL Ward: St John's
Applicant: Mr Earnshaw
Decision: **Permission Granted**
Decision Date: 10 October 2016
Proposal: Erection of a single storey front extension
Address **Modbury 155 Fleet Road Farnborough Hampshire GU14 9SL**

Application No 16/00749/PRIORPP Ward: North Town
Applicant: McDonald's Restaurants Ltd
Decision: **Prior Approval Required and Granted**
Decision Date: 11 October 2016
Proposal: Prior notification of proposed demolition under Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended for the demolition of the buildings known as 219-225 Ash Road and 1 North Close.
Address **225 Ash Road Aldershot Hampshire GU12 4DD**

Application No 16/00751/REXPD Ward: Cove And Southwood
Applicant: Mrs Shanti
Decision: **Prior approval is NOT required**
Decision Date: 06 October 2016
Proposal: Erection of a single storey rear extension measuring 4 metres in length from the original rear wall, 3 metres to the eaves and 3 metres overall height
Address **50 Fowler Road Farnborough Hampshire GU14 0BW**

Application No 16/00758/CONDPP Ward: Aldershot Park
Applicant: Mr A Clements
Decision: **Conditions details approved**
Decision Date: 28 October 2016
Proposal: Submission of details pursuant to Condition No.9 (SUDS drainage scheme details) of planning permission 16/00552/FULPP dated 6 September 2016
Address **Land Adjacent To 12 Herrett Street Aldershot Hampshire**

Application No 16/00760/FULPP Ward: Empress
Applicant: Ms Lesley Francis Devitt
Decision: **Permission Granted**
Decision Date: 14 October 2016
Proposal: Demolition of existing detached garage and erection of a single storey rear extension
Address **49 Highgate Lane Farnborough Hampshire GU14 8AE**

Application No 16/00763/REXPD Ward: West Heath
Applicant: Mr C Jeyam
Decision: **Prior approval is NOT required**
Decision Date: 12 October 2016
Proposal: Erection of a single storey rear extension measuring 8 metres from the original rear wall, 2.85 metres to the eaves and 3.7 metres in overall height
Address **77 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 16/00766/REXPD Ward: Empress
Applicant: Mr And Mrs Bean
Decision: **Prior approval is NOT required**
Decision Date: 28 October 2016
Proposal: Erection of a single storey rear extension measuring 7.6 metres from the original rear wall, 2.1 metres to the eaves and 3.0 metres in overall height
Address **39 Prospect Avenue Farnborough Hampshire GU14 8JT**

Application No 16/00768/CONDPP Ward: Empress

Applicant: Imperial Arms Ltd

Decision: **Conditions details approved**

Decision Date: 28 October 2016

Proposal: Submission of details to comply with conditions 6 (results of archaeological work) and 17 (verification report) attached to planning permission 16/00172 dated 13 May 2016 in respect of variation of conditions 2, 8, 9, 15 and 22 attached to planning permission 15/00118/FULPP, dated 13/05/2015 for the demolition of link and change of use of former Public House to provide two dwellings (1 x three bedroom and 1 x two bedroom), together with erection of one pair of semi-detached 3 bedroom dwellings with associated access, car parking and car ports to allow for revised conservation roof lights for plots 2, provision of garden/cycle sheds, replacement of a door for a window in the utility room for plots 3 and 4, deletion of windows in the side elevations of plots 3 and 4, deletion of car ports and retention of existing doorway in the north elevation of plot 2.

Address **Imperial Arms 12 Farnborough Street Farnborough Hampshire GU14 8AG**

Application No 16/00770/PDCPP Ward: Empress

Applicant: Mr & Mrs Garry & Casey Richardson

Decision: **Development is Lawful**

Decision Date: 18 October 2016

Proposal: Certificate of Lawfulness for Proposed Development: Formation of loft conversion with side facing dormer

Address **18 Ringwood Road Farnborough Hampshire GU14 8BG**

Application No 16/00774/REXPD Ward: Empress

Applicant: Miss N Lindley

Decision: **Prior approval is NOT required**

Decision Date: 18 October 2016

Proposal: Erection of single storey rear extension measuring 3.8 metres from the original rear wall, 2.3 metres to the eaves and 3.6 metres in overall height

Address **82 Ship Lane Farnborough Hampshire GU14 8BH**

Application No 16/00776/PDC Ward: Cove And Southwood
Applicant: Mr & Mrs Michael & Helen Bowles
Decision: **Development is Lawful**
Decision Date: 20 October 2016
Proposal: Certificate of Lawfulness for Proposed Development: Formation of loft conversion with rear facing dormer
Address **10 Wisley Gardens Farnborough Hampshire GU14 0RS**

Application No 16/00777/FUL Ward: Cove And Southwood
Applicant: Mr M Lee
Decision: **Permission Granted**
Decision Date: 19 October 2016
Proposal: Erection of a single storey side extension
Address **13 The Pathfinders Farnborough Hampshire GU14 0PN**

Application No 16/00780/FULPP Ward: Knellwood
Applicant: Mr & Mrs Vann
Decision: **Permission Granted**
Decision Date: 20 October 2016
Proposal: Demolition of existing conservatory followed by the erection of a single storey rear orangery extension with associated roof alterations to existing rear extension
Address **124 Reading Road Farnborough Hampshire GU14 6NY**

Application No 16/00781/FULPP Ward: North Town
Applicant: Mr & Mrs A Cornelius
Decision: **Permission Granted**
Decision Date: 21 October 2016
Proposal: Erection of outbuilding in rear garden
Address **8 Canning Road Aldershot Hampshire GU12 4RT**

Application No 16/00782/FUL Ward: St Mark's
Applicant: Mr And Mrs Ibbott
Decision: **Permission Granted**
Decision Date: 20 October 2016
Proposal: Erection of garage with office
Address **35 Whites Road Farnborough Hampshire GU14 6PB**

Application No 16/00786/FUL Ward: Knellwood
Applicant: Dr And Mr Pawsey
Decision: **Permission Granted**
Decision Date: 19 October 2016
Proposal: Formation of dropped kerb
Address **77 Rectory Road Farnborough Hampshire GU14 7HY**

Application No 16/00790/PDC Ward: Fernhill
Applicant: Mr Robin Sankey
Decision: **Development is Lawful**
Decision Date: 28 October 2016
Proposal: Certificate of Lawfulness for Proposed Development: Formation of a dormer window to the rear roof slope and two roof lights to front roof slope to facilitate a loft conversion.
Address **6 Lakeside Gardens Farnborough Hampshire GU14 9JG**

Application No 16/00795/REXPD Ward: St John's
Applicant: Mr And Mrs Okah
Decision: **Prior approval is NOT required**
Decision Date: 21 October 2016
Proposal: Erection of a single storey rear extension measuring 4 metres from the original rear wall, 2.32 metres to the eaves and 3.3 metres in overall height
Address **15 Haskins Drive Farnborough Hampshire GU14 9FP**

Application No 16/00798/FUL Ward: North Town

Applicant: Mr Short

Decision: **Permission Granted**

Decision Date: 25 October 2016

Proposal: Erection of two storey side extension

Address **74 Roberts Road Aldershot Hampshire GU12 4RB**

Application No 16/00802/REVPP Ward: Cove And Southwood

Applicant: Mr Lee Griffiths

Decision: **Permission Granted**

Decision Date: 28 October 2016

Proposal: Relief of Condition 15 of Planning Permission 93/00008FUL (Erection of 181 dwellings with associated road works and landscaping) dated 07.10.1993) to allow the conversion of garage to habitable room

Address **9 The Shrubbery Farnborough Hampshire GU14 0RQ**

Application No 16/00811/REXPD Ward: Fernhill

Applicant: Mrs L. Chapman

Decision: **Prior approval is NOT required**

Decision Date: 28 October 2016

Proposal: Erection of conservatory to rear measuring 3.5 metres from the original rear wall, 2.1 metres to the eaves and 3.36 metres in overall height

Address **15 Cambrian Road Farnborough Hampshire GU14 9JF**

Consultation on Savings and Efficiencies in Development Management

1. INTRODUCTION

1.1 As part of a review of expenditure and budgets across the authority under the Budget Challenge exercise, the following areas of the Development Management service within Planning have been identified for consideration in respect of savings and efficiencies. A report will be presented to Cabinet on 15 November 2016, and this item represents an opportunity for Members of the Development Management Committee to make comments to be considered by Cabinet before it makes any decisions.

* Pre-application discussions - the introduction of charges to potential planning applicants and developers for discussion and advice before the submission of a planning application.

* Advertising – the potential to reduce expenditure on advertising planning applications in the local press.

* Notification – the potential to reduce expenditure on hard copy notification letters sent through the post.

* Enquiry Charges - increasing the charges levied currently in respect of requests from solicitors/paralegals for copies of documents and confirmation of compliance with the requirements of legal agreements.

1.2 Following examination of the areas in question, options for change and the potential financial implications, this report sets out recommendations for the further examination and implementation of measures.

2. BACKGROUND

2.1 The measures under discussion reflect the Council's Corporate Priorities in establishing a sound financial position, making sustainable budgetary savings, investigating new sources of income and implementing Channel Shift, whilst maintaining a high level of service provision.

3. DETAILS OF THE PROPOSALS

A) Reduce advertising in Local Newspaper

3.1 It is proposed to reduce Press Advertising of planning applications to the statutory minimum required and increase publication via social media. In the

past, Rushmoor has advertised all planning applications in a local newspaper, but it is only statutorily required to notify a few specific types, which amount to less than 10% of the total number received.

- 3.2 A smaller list of applications would save considerably on the cost, currently over £18,000 per year. In place of this, we would look to expand the use of social media to notify residents and businesses in the Borough of planning applications received.
- 3.3 We would continue to advertise those application that are required by statute but will also investigate the potential for moving away from statutory notices in the Hampshire Independent newspaper depending on the outcome of the County-wide tender process.

B) Increase charges to Solicitors and Paralegals

- 3.4 It is proposed to increase the charges levied for information enquiries concerning S.106 obligations from Solicitors and Paralegals etc. to more accurately reflect officer time spent on these enquiries. Much of the information that is sought is readily available on-line, but the service is used by legal firms to save time, with the costs being passed on to their clients.
- 3.5 Appendix I sets out, for comparison, available information on how neighbouring authorities charge for this type of enquiry. The available information indicates that some neighbouring authorities charge a set fee 'per obligation' and others an hourly rate based on the officer time involved.

C) Charging for pre-application discussions

- 3.6 In line with most other Local Planning Authorities in the country, it is proposed to introduce charging for pre-application advice to all potential applicants. The charge for "Householders" proposals would be set at £35 per enquiry and the whole practice would be reviewed after 12 months. A full explanation of what enquirers can expect in return for the charge will be provided. Charges would also be introduced for developers depending upon the size of the development proposal.
- 3.7 Appendix II sets out for comparison by development type, a summary of charges for pre-application discussions levied by other authorities in Hampshire.
- 3.8 The initial response to enquiries made in writing, by Email or telephone would continue to be general advice about the Council's planning policies and the information available on our website and via the planning portal.
- 3.9 **Householders** seeking pre-application advice would be advised of the charge and that they should supply, together with payment, a draft or sketch layout together with an explanation of their proposal. In return, they would receive advice by telephone or email on the likelihood of the grant of planning permission being recommended, and of what measures or changes might be

necessary for a successful scheme. A site visit would be carried out at the discretion of the officer should they consider it necessary in order to provide a comprehensive answer to the enquiry.

- 3.10 **Small to medium sized developments** (1-10 dwellings or up to 1000sqm commercial floorspace), it is suggested a fee of £200 be charged. On initial contact, the developer would be advised to appraise themselves of background information on the Council's planning policies and standards and, in relation to residential proposals the requirements of the SPA avoidance and mitigation strategy (AMS). They would then be invited to submit policy compliant sketch proposals together with the fee.
- 3.11 An officer will visit the site and supply, within four weeks of receipt, a written assessment of the draft proposal in a standard format containing an opinion on whether planning permission would be recommended. The need for a meeting and involvement of other officers would be at the discretion of the case officer. The advice would include suggested measures which might make an unacceptable proposal satisfactory. Where applicable (and available) residential proposals would receive an allocation of SPA mitigation in accordance with the AMS.
- 3.12 **Major Developments** (in excess of 10 dwellings or residential sites of 0.5ha and above, or 1000sqm commercial floorspace, or other sites of 1ha or more) it is suggested a fee of £600 be charged. On initial contact, the developer would be advised to appraise themselves of background information on the Council's planning policies and standards and, in relation to residential proposals the requirements of the SPA avoidance and mitigation strategy (AMS). They would then be invited to submit sketch proposals together with the fee. An officer will visit the site and they will be invited to a meeting attended by the Head of Planning or the Development Manager together with a case officer and Transportation Strategy and Policy Officers, where appropriate. Within four weeks of the meeting, a written assessment of the draft proposal in a standard format containing an opinion on whether planning permission would be recommended will be provided. An explanation would also be provided of measures considered necessary to make an unacceptable proposal satisfactory. Where applicable (and available) residential proposals would receive an allocation of SPA mitigation in accordance with the AMS.
- 3.13 The ability to charge potential applicants for pre-application discussions, amongst other discretionary services, was conferred by S.93 of the Local Government Act 2003. Explanatory paragraph (3) to the provision states that it is: "...subject to a duty to secure that, taking one financial year with another, the income from charges under that subsection does not exceed the costs of provision."
- 3.14 Pre-application charging cannot therefore be used to make a profit. In appropriate circumstances, authorities are permitted to charge as a means of meeting, and effectively regulating demand for pre-application advice. The key role of Local Planning Authorities in encouraging other parties to take maximum advantage of the pre-application stage is cited in the National Planning Policy

Framework. It is also an essential part of our systems thinking approach embedded in the planning process at Rushmoor.

- 3.15 This proposal would affect all potential planning applicants in the Borough with the exception of the Wellesley AUE development. Grainger PLC have, through the S.106 agreement associated with the development, provided funding for a full time Council Officer post for a ten year period. The responsibilities of that officer include providing pre-application advice on future stages of implementation of the project.

4. ALTERNATIVE OPTIONS

- 4.1 Consideration has been given as part of this exercise to the following alternative options:

- continuing the present regime of free pre-application advice to all;
- the introduction of charges solely to householders in view of their enquiries placing the greatest demand on resources;
- the cessation or reduction of the use of surface mail to notify neighbouring occupiers of planning applications. In view of the relatively small potential savings, the cessation or reduction of use of surface mail for hardcopy notification letters is not being taken forward at this stage.

5. IMPLICATIONS

Risks

- 5.1 The risks to the proposals identified in this report have been assessed. There is the potential loss of public confidence in the openness and fairness of the Council's planning decisions arising from the perception that less effort is being made to publicise and invite participation in the planning process, and that money is being taken from developers for private discussions, meetings and advice in advance of planning applications and that subsequent decisions on their applications will not be impartially taken.
- 5.2 Further risks are the potential conflict with developers who have paid for advice but whose applications are unsuccessful; that charging will deter pre-application engagement and interrupt the flow of work through the system; that the proposed measures will not result in savings and additional income at the levels estimated; that additional costs in staff and resources will be incurred in administering the new measures.

Legal Implications

- 5.3 There are considered to be no legal Implications.

Financial and Resource Implications

- 5.4 It is estimated that the reduction in press advertising could result in sustainable annual savings of up to £16,000; the increased charges for information enquiries could result in additional income of up to £2,300 per annum; the introduction of pre-application charges could generate up to £30,000-£40,000 gross per annum.

Equalities Impact Implications

- 5.5 There are considered to be no Equalities Impact Implications.

6. CONCLUSIONS

- 6.1 The proposals are being made in the interest of establishing a sound financial position, making sustainable budgetary savings, investigating new sources of income and implementing Channel Shift, whilst maintaining a high level of service.
- 6.2 This report seeks views from the Development Management Committee ahead of being considered by Cabinet on 15 November 2016. Committee's comments will be carefully assessed by Cabinet before making final decisions.

7. RECOMMENDATIONS

- 7.1 It is recommended that the report be noted and that the views of Committee will be relayed to Cabinet ahead of any decisions being made.

Keith Holland
Head of Planning

BACKGROUND DOCUMENTS:

Town and Country Planning Act 1990

Development Management Procedure Order

National Planning Policy Framework

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APPENDIX I

Authority	Fee	Additional Obligations	Example approximate charge for an agreement containing two obligations	Example approximate charge for an agreement containing five obligations
Rushmoor (Current)	£120	£25	£145	£220
Rushmoor (Proposed)	£250	£40	£290	£410
Portsmouth	£97 per application	£97	£194	£485
Hart	Hourly rate by officer £100-£120		£100-200	£200
New Forest D C	No Charge			
Basingstoke and Deane	£85 per obligation	£85	£170	£420
Test Valley	£80 per enquiry	£80	£160	£400
East Hampshire	£145	£30	£175	£265
Southampton	£97	£97	£194	£485

Charging for information and research requests by Solicitors/Paralegals

APPENDIX II

Authority	Major	Small Major	Minor (4-5+ Dwellings)	Small Minor (1+ Dwellings)	Householder
Southampton	£840		£360	£180	£42
Portsmouth	£600	£400	£400	£250	£40
Rushmoor (proposed)	£600	£600	£200	£200	£35
I.O.W	£1000	£400	£100	£60	£40
Basingstoke	25% of planning fee	25%	25%	25%	25%
E. Hants	£980	£520	£230	£120	£45
Winchester	£990	£702	£420	£420	0
Gosport	£960	£600	£240	£120	0
Fareham	£422.40	£316.80	£316.80	£158.40	0
New Forest D C	Negotiable	£816	£545	£272	£88
New Forest N P	No charging information				
Havant	£990	£495	£220	£110	£44
Hart	25% of planning fee capped at £5775	25%	25%	25%	£50
Eastleigh	£1900	£940	£405	£240	£70
Test Valley	10% of planning fee	£636	£360	£120	£48

Pre-application charges across Hampshire authorities (July 2016)

Development Management Committee
9th November 2016

Planning Report No. PLN1640

Appeals Progress Report

1. Appeal Decisions

- 1.1 Appeal against refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order (felling a sweet chestnut tree) at: **Skellgarth, 4 The Crescent, Farnborough (15/00885/TPO)**.
- 1.2 This was the third appeal in relation to the same proposal, with its predecessors being dismissed in 2012 and 2014. It was considered at a Hearing on 17th August 2016.
- 1.3 The Inspector found the tree to be of amenity value and that its felling would have an adverse visual effect on the local landscape and the visual amenity of the residential street.
- 1.4 The appellants claimed the tree was responsible for damage to the property and the public highway and found "...no cogent evidence to support the assertion that the tree is in imminent danger of falling in high winds." He did not find the grounds advanced to justify its removal to outweigh the amenity impact.
- 1.5 An application for costs by the appellant on the grounds that the Council's refusal was unsubstantiated and that it had refused to participate in constructive discussions aimed at avoiding the appeal was refused.
- 1.6 Notwithstanding two previous dismissals of appeals in respect of the same proposal, an application for costs made by the Council against the appellant was refused. The Inspector found that a CCTV survey and tree report commissioned by the appellant in 2014, whilst not supporting the reasons for felling the tree, represented a material change in the circumstances of the case. He therefore concluded that submission of the third appeal was not unreasonable behaviour on the part of the appellant.

Decision – Appeal **ALLOWED**; Costs against the Council **REFUSED**; Costs against the appellant **REFUSED**

2. Recommendation

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

Keith Holland
Head of Planning

**Planning (Development Management) summary report for the quarter
July-September 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 July to 30th September 2016.

2. Planning Applications

2.1 The three tables below set out figures relating to Major, Minor and 'Other' planning applications for the first quarter. 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

2015/2016 Total	Applications in quarter	Jul/Sept 2016	Government Target
85%	5	100%	60%

Minor (Non householder) Applications determined within 8 weeks

2015/2016 Total	Applications in quarter	Jul/Sept 2016	Government Target
78.5%	29	76%	65%

'Other' Applications determined within 8 weeks

2015/2016 Total	Applications in quarter	Jul/Sept 2016	Government Target
84.9%	115	88%	80%

2.2 The following table sets out figures relating to appeals allowed against the authority's decision to refuse permission.

% of appeals allowed against the authority's decision to refuse

2015/2016 Total	Government Target	Jul/Sept 2016	Appeal Decisions
44%*	40% max	33%	3

3. Workload

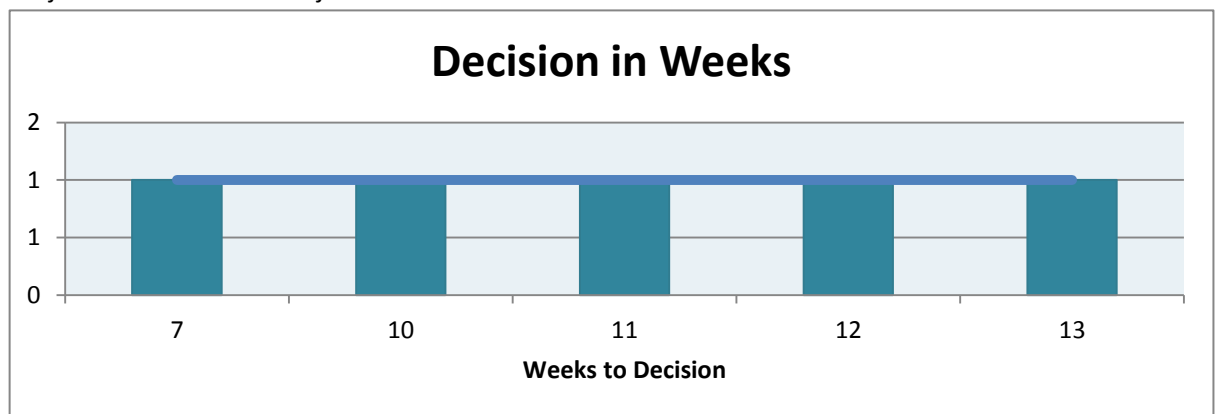
3.1 This section deals with workload demand on the Development Management Section in the past three months.

Departmental Work Demand Apr-Jun 2016

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
270	214	2742	241	0

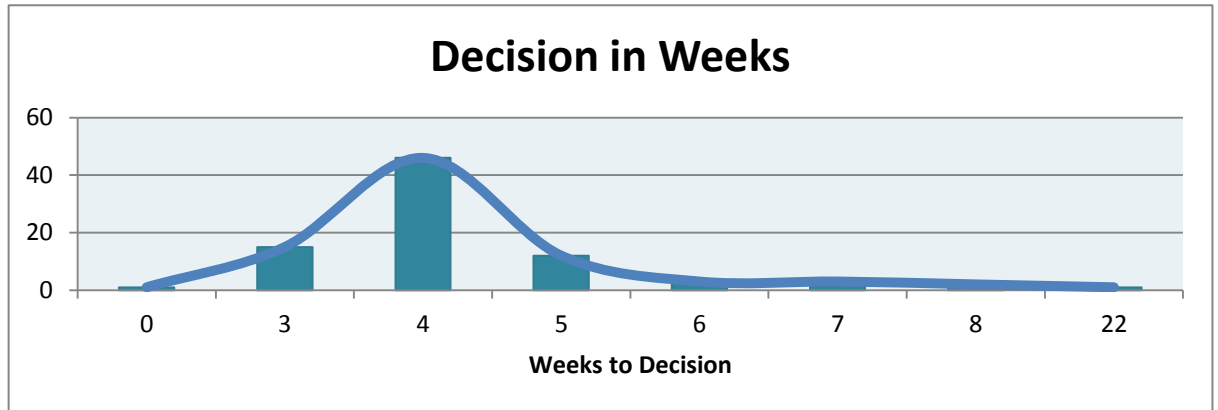
3.2 The following graphs present the time period being taken to determine different types of application. The vertical axis shows the number of permissions granted within the numbered week from the date of receipt.

Major and Small-scale majors Total 5



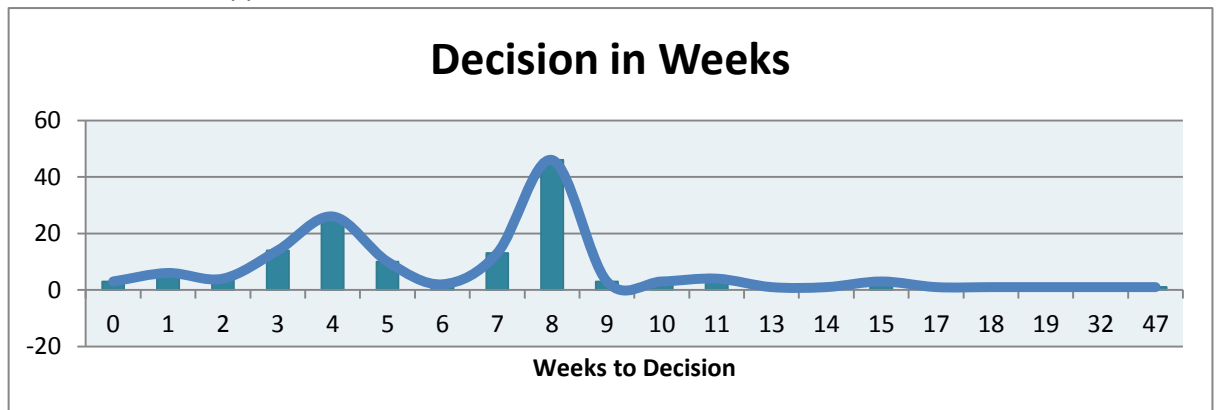
3.3 Performance with regard to Major applications remains buoyant with 100% determined in time.

Householder applications Total 83



3.4 This second graph shows that in the first quarter of this financial year 82 of 83 householder applications (98%) were determined within the statutory period and 61 of those (73%) were issued in the third and fourth weeks after validation.

Minor and Other applications Total 144



3.5 This third graph illustrates the determination times for minor and other applications with 124 of 144 (86%) determined within the statutory period and 53 (37%) issued within four weeks of validation.

4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £169,422.80 some four times the amount received in the previous quarter.

5. Section 106 contributions

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

Section 106 contributions received	Jul/Sept 2016
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£763,466.04
Open Space (specific projects set out in agreements)	£22,536.47
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £195,910.00 b) £31,590.00 c) £132,990.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland	a) £21,428.31 b) £3,457.00 c) £14,571.00 d) £0
Transport (specific projects set out in agreements)*	£315,705.56

~This figure also includes monitoring charges, 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.

12 new undertakings/legal agreements were signed in the period July-September 2016.

6. Comment on workload for this quarter and year

6.1 This second quarter saw sustained application submission and determination levels together with a substantial increase in fee income (equating to four times the receipts in the previous quarter). The fact that there has been no parallel significant change in the number of applications submitted is illustrative of the unpredictability of fee income and of the size and type of applications which might be received.

7. Wellesley

7.1 Progress on the first residential phases of Wellesley continues and Maida Zone A is at an advanced stage of construction. There have been 55 practical completions, of which 51 units are now occupied. 16 of the occupied units provide affordable housing.

7.2 Three Reserved Matters applications (and associated Listed Building Consents) received planning permission during this quarter. The applications relate to the residential conversion of the Cambridge Military Hospital (74

dwellings including commercial/community floor space), Louise Margaret Hospital (41 dwellings), and Gunhill House and Water Tower (17 dwellings). These phases all fall within the Cambridge Military Hospital Development Zone C. The decisions were issued following the completion of a deed of variation to the Wellesley legal agreement, in relation to the affordable housing strategy.

- 7.3 A Design Code Document 3 was approved in relation to McGrigor Zone D following pre-application discussions. This zone is located directly to the north of the Cambridge Military Hospital Zone C.
- 7.4 A Reserved Matters Application for 207 dwellings on the eastern parcel of Corunna Zone B was submitted in September 2016 and is currently being considered. This zone, which is located to the west of the Maida Development Zone on the opposite side of Queen's Avenue, has now been cleared of buildings.

8. Recommendation

- 8.1 That the report be NOTED

Keith Holland
Head of Planning
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BACKGROUND PAPERS: There are no background papers.