



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 1st February, 2017
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, 1st February, 2017 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

24th January 2017

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/9539>

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 7th December, 2016 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1649 on planning applications recently submitted to the Council (copy attached with a copy of the index appended to the agenda).

4. **Enforcement and possible unauthorised development –**

To consider the Head of Planning's Report No. PLN1650 (copy attached) which reports on cases of planning enforcement and possible unauthorised development.

Items for information

5. **Appeals progress report –**

To receive the Head of Planning's Report No. PLN1651 (copy attached) on the progress of recent planning appeals.

6. **Planning (Development Management) summary report for the quarter Oct – December 2016**

To receive the Head of Planning's Report No. PLN1652 (copy attached) which updates on the Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section for the period 1st October to 31st December 2016.

**Index to Development Management Committee Agenda
1st February 2017
Report No. PLN1649**

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Development Management Committee
1st February 2017

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, 7th December, 2016 at the Council Offices, Farnborough at 7.00 p.m.

Voting Members

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

a	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

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

Apologies for absence were submitted on behalf of Crs. J.H. Marsh, Mrs. D.B. Bedford and M.J. Tennant.

Cr. S.J. Masterson attended as standing deputy in place of Cr. J.H. Marsh.

53. **DECLARATION OF INTEREST –**

There were no declarations of interest.

54. **MINUTES –**

The Minutes of the Meeting held on 9th November, 2016 were approved and signed by the Chairman.

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

RESOLVED: That

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

- * 16/00800/FULPP (Part of Nos. 14 to 16 and 13, Wellington Centre, Aldershot)
- 16/00801/ADVPP (Part of Nos. 14 to 16 and 13, Wellington Centre, Aldershot)
- 16/00841/FUL (Market Site, Queensmead, Farnborough)
- * 16/00843/FUL (Market Site at Union Street and Wellington Street and Land at High Street, Aldershot)
- 16/00900/ADVPP (Proposed Advertising Site Adjacent to Nos. 142 to 144 Victoria Road, Aldershot);

(ii) the applications dealt with by the Head of Planning, where necessary in consultation with the Chairman, in accordance with the Council's Scheme of Delegation, more particularly specified in Section "D" of the Head of Planning's Report No. PLN1644, be noted;

(iii) the following applications be determined by the Head of Planning, in consultation with the Chairman:

- 16/00133/REMPP (Zone E – Gunhill, Aldershot Urban Extension, Alisons Road, Aldershot); and

(iv) the current position with regard to the following applications be noted pending consideration at a future meeting:

- 16/00757/REMPP (Zone B – Corunna, Aldershot Urban Extension, Alisons Road, Aldershot)
- 16/00815/FULPP (Old Fire Station, Ordnance Road, Aldershot)
- 16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, Farnborough)
- 16/00878/FULPP (No. 52 Victoria Road, Aldershot).

* The Head of Planning's Report No. PLN1644 in respect of these applications was amended at the meeting.

56. REPRESENTATIONS BY THE PUBLIC –

There were no representations by the public.

57. APPLICATION NO. 16/00133/ REMPP – ZONE E – GUNHILL, ALDERSHOT URBAN EXTENSION, ALISON'S ROAD, ALDERSHOT, HAMPSHIRE –

The Committee received the Head of Planning's Report No. PLN 1644 regarding the approval for reserved matters for 107 dwellings (87 flats and 20

houses) in Gunhill (Zone E), pursuant to Condition four (1to 21), attached to Outline Planning Permission 12/00958/OUT dated 10th March, 2014 on Land at Wellesley, Aldershot Urban Extension, centred on Queen's Avenue and Alison's Road, Aldershot, Hampshire.

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

RESOLVED: That

- (i) the Head of Planning, in consultation with the Head of Environmental Health and Housing, be authorised to approve an Affordable Housing Development Zone Strategy for Gunhill Development Zone E under the terms of the outline planning permission Section 106 agreement.
- (ii) Subject to the completion of a Deed of Variation (to vary the terms of the legal agreement relating to the Outline Planning Permission) under Section 106A of the Town and Country Planning Act, 1990 to secure:
 - a. an appropriate restriction upon occupation of dwellings (across the AUE site) to ensure that the units identified for affordable housing on drawing number 2243.1-C-1006-A-AH are transferred to a registered provider (in accordance with the terms of the outline Section 106 legal agreement) in the following phases:
 - i. The transfer of the first nine affordable units within ten years from first occupation of the Gunhill units or occupation of 3,200 residential units on the development as a whole, whichever is earlier.
 - ii. The transfer of a further six affordable units within eleven years from first occupation of the Gunhill units or occupation of 3,350 residential units on the development as a whole, whichever is earlier.
 - iii. The transfer of the final 22 affordable units within twelve years from first occupation of the Gunhill units of occupation of 3,500 residential units on the development as a whole, whichever is earlier.
 - b. the updating of the Affordable Housing Strategy by a replacement of Table 3 of Schedule 15 of the Section 106 agreement, demonstrating how affordable housing is to be provided for the whole development, which is to be approved as a part of the Affordable Housing Development Zone Strategy for Gunhill Development Zone E;

the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1644.

58. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT –

The Committee received the Head of Planning's Report No. PLN1645 (as amended at the meeting). Item No. 1 of the Report regarding Nos. 1-14 Church Circle, Farnborough was deferred pending further consideration and discussion.

Item No. 2 of the Report, regarding a complaint received against No. 29 Rectory Road, Farnborough, advised the Committee that 1.8 metre high fencing had been erected in the area. The complainant was under the impression that the fencing had been erected on Council land.

It was noted that in discussions with the owner of the property, it had been established that the fencing was solely on the land of the property and did not encroach onto highway land. The owner was informed that planning permission was required for the fencing as it was over one metre in height and closer to the highway than the original fencing.

The Committee was informed that no application had been submitted. However, taking into account the location of the fence line and the fact that there had been no highway obstructions or affected site lines, were an application to be submitted, it would be considered acceptable, having regard to policy CP2 and CP16 of the Rushmoor Core Strategy and "saved" policy ENV17 and H15 of the Rushmoor Local Plan, and the Council's supplementary planning document Car and Cycle Parking Standards 2012.

RESOLVED: That no further action be taken.

59. DEED OF VARIATION – WELLESLEY (AUE) DEVELOPMENT, WESTERN PRIMARY SCHOOL –

The Committee received the Head of Planning's Report No. PLN1648 (as amended at the meeting), regarding the provision of the Western Primary School on a site to the south of the junction of Queen's Avenue and Alison's Road. It was originally intended that the school would be provided in September, 2017, however, this deadline has been extended to September, 2018 by agreement with Hampshire County Council.

The purpose of the Report was to seek authority to vary the terms of the 2014 Section 106 agreement in respect of the terms of the transfer of the Western Primary School site from the developer to Hampshire County Council. The proposed amendments were outlined in the Report.

RESOLVED: That the Solicitor to the Council, subject to being satisfied, in consultation with the Head of Planning and Hampshire County Council, with the proposed terms, be authorised to enter into a Deed of Variation under Section 106A of the Town and Country Planning Act, 1990, incorporating the changes summarised in paragraph 2.1 of the amended Head of Planning's Report No. PLN1648.

60. **THOMSON HOUSE, 296 FARNBOROUGH ROAD, FARNBOROUGH –**

The Committee received the Head of Planning's Report No. PLN1646 regarding an application submitted in September, 2016, seeking amendments to the previously approved scheme, 16/00775/REVPP, in respect of the elevations of the existing building. The amendments gave rise to consequential internal alterations and the result was a revised mix of dwellings, increasing the number of one-bedroom units by six with a corresponding reduction of six two-bedroom units. The number of dwelling units within the existing building would remain at 115.

The additional 30-flat new-build element of the scheme was unaffected by the proposed amendments and the development remained with a total of 145 dwelling units.

As a consequence of the revised mix, it was necessary to re-calculate the Special Protection Area (SPA) and public open space contributions, as these had differed for one and two-bedroom units. The original Section 106 legal agreement was required to be subject to a Deed of Variation to insert the re-calculated SPA and public open space financial contributions, totalling to £663,052 and £240,250 respectively.

It was noted that the proposed amendments to planning application 16/00775/REVPP were considered to be acceptable in planning terms and the necessary revisions to the Section 106 legal agreement was the substitution of the re-calculated financial contributions for SPA and public open space only; all other requirements of the Section 106 agreement would remain.

RESOLVED: That the Solicitor to the Council be authorised to enter into a Deed of Variation in respect of the Section 106 legal agreement, dated 22nd March, 2016, to amend the SPA and public open space contributions.

61. **APPEALS PROGRESS REPORT –**

Application No.	Description
15/00043/HMO	Against the Council's decision to issue an Enforcement Notice in respect of the unauthorised change of use from a care home with an ancillary garage and store to a fourteen-bedroom House in Multiple Occupation and a

one-bedroom house at Grasmere House, No. 33
Cargate Avenue, Aldershot.

16/00391/FULPP Against the Council's decision to refuse planning
permission for the demolition of an existing single rear
element and erection of a single-storey side and rear
extension at No. 21 Connaught Road, Aldershot.

RESOLVED: That the Head of Planning's Report No. PLN1647
be noted.

The Meeting closed at 7.34 p.m.

B.A. THOMAS
CHAIRMAN

**Development Management Committee
7th December 2016**

Appendix "A"

- Application No. & Date Valid:** **16/00800/FULPP** **21st October 2016**
- Proposal:** Change of use from Use Class A1 (retail) to Use Class D2 (gym), with associated external alterations to form new glazed entrance to Victoria Road. at **Part Of 14 To 16 And 13 Wellington Centre Aldershot Hampshire**
- Applicant:** London And Cambridge Properties Investments Limited
- Conditions:**
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
 - 2 The permission hereby granted shall be carried out in accordance with the following approved drawings -

Reason - To ensure the development is implemented in accordance with the permission granted.
 - 3 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987 (as amended) (or any other Order revoking or re-enacting that Order), the premises the subject of this planning permission shall be used only for the purpose of a Gymnasium and for no other purpose, including any other purpose within Class D2, without the prior permission of the Local Planning Authority.

Reason - To prevent the introduction of future alternative D2 or other uses that may have the potential to harm the vitality and viability of town centre uses in Aldershot and which would require due consideration against Government Planning Policy & Guidance. Also in order to enable the appropriate consideration to be given to such matters as impact on neighbours and highways issues.
 - 4 No sound reproduction equipment, conveying

messages, music, or other sound which is audible outside the premises shall be installed on the site.

Reason - To protect the amenity of neighbouring property.

Application No. & Date Valid: **16/00801/ADVPP** **3rd October 2016**

Proposal: ADVERTISEMENT CONSENT : Display of internally illuminated fascia sign, high-level sign with built up aluminium letters and logo, poster box, and projecting box sign on Victoria Road frontage at **Part Of 14 To 16 And 13 Wellington Centre Aldershot Hampshire**

Applicant: London And Cambridge Properties Investments Limited

Conditions: 1 The signage hereby permitted shall be carried out in accordance with the following approved drawings -

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

Application No. & Date Valid: **16/00841/FUL** **14th October 2016**

Proposal: 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). at **Market Site Queensmead Farnborough Hampshire**

Applicant: Rushmoor Borough Council

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 Access to the market site for the purposes of setting up shall only take place between the hours of 7.30am and 9am.

Reason - To safeguard the amenities of adjoining occupiers.

- 3 No more than 3 of the Tuesday or 3 of the Friday markets shall finish after 8pm in any calendar year with the market site being fully vacated by 9pm on such days.

Reason - To safeguard the amenities of adjoining residents.

- 4 With the exception of the Tuesday/Friday markets as set out in condition 3 above, the market shall be fully vacated by 6pm.

Reason - To safeguard the amenities of adjoining residents

- 5 No sound reproduction equipment including the use of amplified sound shall be used by stall holders.

Reason - To safeguard the amenities of adjoining residents

- 6 No markets shall take place on Sundays.

Reason - To safeguard the amenities of adjoining residents

- 7 The permission hereby granted shall be carried out in accordance with the following approved drawings - 20.6.13-2/100 and 102.

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

**Application No.
& Date Valid:**

16/00843/FUL

14th October 2016

Proposal:

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). at **Market Site At Union Street And Wellington Street And Land At High Street Aldershot Hampshire**

Applicant:

Rushmoor Borough Council

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 Access to the market site for the purposes of setting up shall only take place between the hours of 7am and 9am.

Reason - To safeguard the amenities of adjoining occupiers.

- 3 No more than 3 of the Monday and 3 of the Thursday markets shall finish after 8pm in any calendar year with the market site being fully vacated by 9pm on such days.

Reason - To safeguard the amenities of adjoining residents.

- 4 With the exception of the Monday/Thursday markets as set out in condition 3 above, the markets shall be fully vacated by 6pm.

Reason - To safeguard the amenities of adjoining residents

- 5 No sound reproduction equipment including the use of amplified sound shall be used by stall holders.

Reason - To safeguard the amenities of adjoining residents

- 6 No markets shall operate on Sundays.

Reason - in the interests of the amenities of adjoining residents

- 7 The permission hereby granted shall be carried out in accordance with the following approved drawing - MPD_100 revision A

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

Application No. & Date Valid: 16/00900/ADVPP

2nd November 2016

Proposal: Advertisement Consent : Display of internally-illuminated square sign on building facade in vicinity of Victoria Road pedestrian entrance into Wellington Centre at **Proposed Advertising Site Adjacent To 142 To 144 Victoria Road Aldershot Hampshire**

Applicant: London & Cambridge Properties Investments Limited

Conditions: 1 The signage hereby permitted shall be carried out in accordance with the following approved drawings -
Reason - To ensure the signage is displayed in accordance with the permission granted.

Planning Applications

1. Introduction

- 1.1 This report considers recent planning applications submitted to the Council, as the Local Planning Authority, for determination.

2. Sections In The Report

- 2.1 The report is divided into a number of sections:

Section A – FUTURE Items for Committee – Pages 19 to 21

Applications that have either been submitted some time ago but are still not ready for consideration or are recently received applications that have been received too early to be considered by Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Section B – For the NOTING of any Petitions – Page 21

Section C – Items for DETERMINATION – Pages 22 to 90

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 91 to 129

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 277 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. (Amended description of development).</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	16/00837/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>

3	16/00905/FULPP	<p>Proposed residential development involving erection of extensions above both the existing Boots shop and the Wellington Centre multi-storey car park comprising a total of 43 dwelling units (15 x 1-bedroom, 25 x 2-bedroom and 3 x 3-bedroom units), to include construction of new building access cores, elevational alterations to the multi-storey car park and alterations to the entrance of Victoria House</p> <p>Proposed Residential Development Wellington Centre Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>
4	16/00938/REVPP	<p>Variation of Condition Nos.12 (goods restriction) and 17 (floorspace restriction) of planning permission 15/00563/REVPP dated 28 October 2015 to allow additional goods ranges to be sold (fabric, soft & hard furnishings, floor coverings, household goods, homewares and decorative products), provision of an ancillary cafe, and installation of an additional 557 sqm of mezzanine floorspace</p> <p>13 Invincible Road Farnborough</p> <p>This application has only recently been received and consultations are underway.</p>
5	16/00981/FULPP	<p>Demolition of existing bus station and re-development of site with the erection of a mixed use building comprising three ground floor commercial units with flexible use falling within Use Classes A1, A2, A3, A4, A5 or laundrette (sui generis); and upper floor residential use (Use Class C3) comprising 32 market residential flats (18 X 1-bedroom, 12 X 2-bedroom & 2 X 3-bedroom units) with associated on-site servicing and parking areas</p> <p>Aldershot Bus Station 3 Station Road Aldershot</p> <p>This application has only recently been received and consultations are underway.</p>

6	16/01009/FULPP	<p>Partial demolition, redevelopment and extension of existing building to facilitate change of use from offices (Use Class B1(a)) to 48-bed care home (Use Class C2), with associated access, landscaping and infrastructure works</p> <p>Old School Studios 40 Lynchford Road Farnborough</p> <p>This application has only recently been received and consultations are underway.</p>
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Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Mark Andrews
Application No.	16/00815/FULPP
Date Valid	13th December 2016
Expiry date of consultations	24th January 2017
Proposal	Erection of two three storey blocks comprising 10 x 1-bedroom and 22 x 2-bedroom flats with associated parking, access and landscaping
Address	Old Fire Station Ordnance Road Aldershot Hampshire
Ward	Wellington
Applicant	Mr Steve Akeju
Agent	Mr James Cogan
Recommendation	GRANT subject to S.106 Planning Obligation

Description

The site is a piece of land 0.31 hectare in area on the south-eastern side of Ordnance Road and is currently used to store motor vehicles associated with the nearby Charters Citroen Dealership. It formerly housed a single storey fire station, which was then used as a telephone exchange before being demolished. The land is relatively level with some birch trees along the frontage. It is mostly laid to concrete hardstanding for vehicle parking. To the south east of the site stands the BT office building, which reaches 6/7 storeys in height. To the north east of the site is the Parsons Close residential development, was formerly the Telereal site, which was developed to provide 41 flats (planning permission 05/00228/FUL).

An outline planning application (ref. 07/00915/OUT) for redevelopment of land for residential use comprising 32 flats was refused in March 2008 for the following reasons:

1. The proposal fails to make provision for affordable housing and therefore conflicts with Policy H6 of the Rushmoor Local Plan Review (1996-2011) and the Council's adopted supplementary planning guidance on Affordable Housing (February 2003).
2. The proposal fails to make provision for public open space and therefore conflicts with Policy OR4 of the Rushmoor Local Plan Review (1996 - 2011).

3. The proposal fails to make any contribution towards the North Hampshire Transport Strategy for improvements to public transport and local pedestrian and cycle infrastructure, and therefore fails to meet the requirements of Policies TR8 & TR10 of the Rushmoor Local Plan Review (1996 - 2011) and the Council's adopted Parking Standards and Strategy (November 2003).

The above application was the subject of an unsuccessful appeal to the Planning Inspectorate which was dismissed for failure to mitigate the development against the impact on the wildlife interests of the nearby Thames Basin Heath Special Protection Area.

The current application is for the comprehensive redevelopment of the site, comprising 32 flats (10 x 1-bed and 22 x 2-bed) arranged over two, 3-storey blocks with associated vehicular access off Parsons Close, with 54 parking spaces and associated refuse and cycle storage.

The details submitted for approval comprise plans, ecological assessment, tree survey and arboricultural impact assessment, financial viability report, flood risk assessment, environmental noise assessment, planning statement and transport statement.

Consultee Responses

South East Water	No comments received
Transportation Strategy Officer	No objection
Environmental Health	No objection, subject to conditions
Arboricultural Officer	No objection
Housing	No objection
Parks Development Officer	Can identify no public open space allocations, due to pooling restriction
Thames Water	No objection, subject to condition
Hampshire Fire & Rescue Service (Licensing Act 2003)	No objection
Lead Local Flood Authorities	No objection
Rushmoor Access Group	No comments received
Ecologist Officer	No objection
Natural England	No objection
Planning Policy	Comments awaited
Refuse & Recycling	No objection
Hampshire & I.O.W. Wildlife Trust	No comments received

Scottish & Southern Energy No objection

Neighbours notified

In addition to posting a site notice and press advertisement, 56 individual letters of notification were sent to the occupiers of neighbouring properties in Arnhem Close, Cassino Close, High Street, Ordnance Road and Parsons Close.

Neighbour comments

At the time of writing two letters have been received as a result of neighbour notification (see below). The neighbour consultation expires on 24th January and any further representation received will be reported to committee at the meeting.

Representations have been received 5 and 40 Parsons Close, objecting to the proposal on the following grounds:

- Parsons Close in an unadopted road in a very poor state of repair. Any additional traffic movements will seriously affect the already damaged road surface;
- The proposed apartments will encroach upon the privacy of existing residents in Parsons Close;
- The proposal has 54 off road parking spaces, which sounds like a lot of cars using Parsons Close;
- The development would have a negative social effect on the residents of Parsons Close, due to the influx of so many vehicles with the potential for the area becoming a congested, noisy and very densely populated.

Policy and determining issues

The site is located within the built up area as defined in the Rushmoor Core Strategy and saved Rushmoor Local Plan Review 1996-2011. As such, 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), CP6 (affordable housing), CP10 (infrastructure provision), CP11 (green infrastructure network), CP12 (open space, sport and recreation), CP13 (Thames Basin Heath Special Protection Area), CP16 (reducing and managing travel demand) and CP17 (investing in transport) are relevant to the consideration of the current proposals; and saved Local Plan Policies ENV19 (comprehensive landscape plan), H14 (amenity space) and TR10 (contributions to fund works to the local transport network).

Also relevant are the Council's adopted Supplementary Planning Documents (SPDs) Housing Density and Design, Sustainable Design and Construction, Transport Contributions and Parking Standards. Advice contained in the national Planning Policy Framework (NPPF) is also relevant.

The relevant determining issues are considered to be:-

1. The principle of residential development;
2. Impact on the character of the area;
3. Impact on trees;
4. Impact on neighbours;
5. The living environment provided;

6. Highway considerations;
7. Impact on nature conservation interests;
8. Drainage issues;
9. Renewable energy and sustainability;
10. Public open space; and
11. Affordable Housing

Commentary

1. Principle -

The site is within the defined built up area of Aldershot where there is a presumption in favour of development, subject to normal planning considerations. Policy SS1 of the Core Strategy directs new residential development to urban areas and as such, the general principle of residential development in this location is acceptable.

2. Impact on the character and appearance of the area -

The adjacent BT office building is 6/7 storeys high and the flats at Parsons Close to the north east are 3/4 storey's in height. The proposal incorporated two, 3-storey residential blocks of comparable form to the adjacent Parsons Close flatted development. The site is located on a prominent location on a major through road in close proximity to Aldershot town centre. Its current use for open storage of vehicles, contributes little to the visual character and appearance of the area. The proposal would introduce an active frontage to Ordnance Road and Parsons Close, with a pedestrian access route incorporated to allow pedestrian access directly onto Ordnance Road. The retention of existing trees will help to soften the development within the street scene and the vehicular parking being located to the rear of the site would be screened from public view.

Having regard to the above and the imposition of conditions to ensure suitable external building materials, hard surfacing materials and soft landscaping, the proposal is considered to have an acceptable visual impact and overall would contribute positively to the visual character of the area.

3. Impact on trees -

The site contains two-semi mature Oaks adjacent to the gated entrance to the site off Parsons Close and a semi-mature group of four Silver Birch, two Acers and one Whitebeam along the site frontage with Ordnance Road. There are no statutory protected group or individual trees on the site and it is not located within a conservation area.

In support of the application, an Arboricultural Survey (AS) and Arboricultural Impact Assessment and Method Statement (AIA & MS) have been submitted. The findings conclude that in order to maintain visual interest, all arboricultural features will be retained and protected during any subsequent construction. Whilst individually these trees are not considered worthy of retention, collectively they would provide an important visual buffer, softening the boundary with Ordnance Road and Parsons Close and their retention is welcomed

The Council's Arboricultural Officer has been consulted and notes that no works are proposed within the Root Protection Area (RPA) of trees to be retained and that the tree protection plan submitted in support of the application, includes the provision of Heras fencing, to be erected (prior to commencement) around the canopy of retained trees. Subject to the

development being undertaken strictly in accordance with the recommendations put forward by the AS and AIA & MS, the Arboricultural Officer is satisfied that proposal would provide adequate protection measures for trees worthy of retention and raises no objection.

4. Impact on neighbours -

The properties directly adjoining the site are in commercial use and the proposal would have no adverse implications for these operations. The Parsons Close flats are across the road to the north east and it is considered that there would be sufficient separation between the two developments that no unacceptable overlooking or overshadowing would occur.

It is therefore considered that the proposed development would have an acceptable impact upon neighbouring amenity.

5. The living environment provided -

The residential properties are considered suitably appointed with access to natural light and ventilation with appropriate amenity space commensurate with the style of properties and character of the area. Gross internal floor areas of the proposed flats are in accordance with nationally described space standards and emerging Local Plan Policy DE2 for 1-bedroom (50sqm) and 2-bedroom flats (70sqm). Cycle storage arrangements are considered acceptable.

The applicant has indicated areas for refuse storage, which the Council's Contract manager is satisfied meets the functional requirements for the proposed development, however no detailed elevations or information has been provided on the visual appearance of the refuse store. If members were minded to grant planning permission, this matter could be dealt with by means of planning condition.

The Head of Environmental Health and Housing has considered the internal and external living environments for future residents and raises the following comments:

External noise levels have been calculated and whilst some of the private garden space will achieve the upper guideline values specified within BS 8233, noise within part of these garden areas will exceed this upper guideline level. No mitigation is proposed within the applicant's noise report. Environmental Health would wish to see some demonstration of how the applicant is to work toward achieving the recommended external amenity space noise levels and these matters can be reserved by an appropriate sound insulation condition.

6. Highway considerations -

It is to be expected that for a new build development there is opportunity to provide residential parking to meet our full parking standard. This would mean that there should be 2 parking spaces for each two bed unit and 1 space for each one bed unit (a total of 54 spaces). The ground floor plan and site layout shows a car park with 54 spaces, which meets our parking standard for allocated parking. The development does not propose any visitor parking, however the site is adjacent Parsons Barracks public car park and the Council's Transportation Strategy Officer considers that it would be reasonable to expect that visitors would park there. The application includes a survey of this car park, which demonstrates there to be capacity available. Cycle parking for 54 cycles is shown within a secure, weatherproof and accessible cycle store, which meets our standard.

The Council's Transportation Strategy Officer is satisfied that that the proposal would provide sufficient parking, in line with the Council's Parking Supplementary Planning Document (SPD). The layout and parking spaces shown are of adequate dimensions, have good access, and demonstrates sufficient space. The development would result in an increase in multi-modal trips to and from the site and therefore a transport contribution (£99,430) would be sought, which would be required to support Aldershot Town Access Plan proposals that include improved access to Aldershot railway station which would be of relevance to residents at this site.

In light of the above, and subject to the completion of a legal agreement to secure the required transport contribution, the proposal would have an acceptable impact on highway safety.

7. Impact on nature conservation interests –

The Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Rowhill in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Rowhill SANG will be considered. In accordance with the strategy, the applicant has agreed to make a financial contribution of £157,782 to provide and maintain the SANG at Rowhill, which is to be secured by a section 106 legal agreement.

Subject to the completion of a legal agreement to secure the required contribution, the proposal would have an acceptable impact on the wildlife interests of the nearby Thames Basin Heath Special Protection Area.

8. Drainage issues –

Core Strategy Policy CP4 requires all new buildings, areas of car parks and hard standing to incorporate Sustainable Drainage Systems (SUDS) with the aim of returning runoff rates and volumes back to the original greenfield discharge to prevent flooding and to ensure the quality of local water. The applicant has submitted some information that indicates it may be possible to provide a SUD, although the information is incomplete. If members are minded to grant planning permission, it is considered that this matter could be dealt with by means of a planning condition.

Hampshire County Council as Lead Flood Authority seek further detail. Thames Water have been consulted and comment that they are unable to determine the waste water infrastructure needs and therefore consider this matter could be dealt with by means of a condition.

Having regard to the above and the imposition of conditions requiring submission and approval (prior to commencement of development) of SUDS which incorporates fowl and surface water drainage strategy, the development is not considered to give rise to any detrimental drainage issues and is therefore acceptable in this regard.

9. Renewable Energy and Sustainability -

Following the Royal Assent of the Deregulation Bill 2015 the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that we can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of policy CP3.

10. Public Open Space -

Concerning Public Open Space contributions, due to pooling restrictions introduced for applications after April 2015 in accordance with the Community Infrastructure Levy Regulations 2010 (as amended), the Parks Development Officer has been unable to identify any public open space projects that could be fairly related to the proposal and comply with pooling restrictions. Accordingly, no contribution is sought.

11. The Provision of Affordable Housing –

Core Strategy Policy CP6 requires provision of 35% affordable housing with developments of 15 or more net dwellings subject to site viability. The application is accompanied by a viability assessment carried out on behalf of the applicant making the case that the current application site could not sustain affordable housing provision on viability grounds. This submission has been assessed independently on behalf of the Council by DVS property specialists, the commercial arm of the District Valuer's Office. The conclusion of this report is that the development could not support the provision of affordable housing on viability grounds, however it could support a contribution to the off-site provision of affordable housing of £75,000.

As any planning permission granted on this site will be valid for a one year it is further recommended that to ensure that the applicant/developer does not benefit from any improvement in the market without making an appropriate contribution to affordable housing, the development shall be subject to a financial re-assessment clause which will be secured by legal agreement. This means that if the return from the scheme increases substantially in value, a further financial contribution will be payable towards the provision of affordable housing.

12. Conclusion

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

Full Recommendation

It is recommended that subject to no new substantial or material matters being raised as a result of the neighbour notification period (expiring on 24th January 2017), and the completion of a satisfactory Agreement under s106 of the town and Country Planning Act 1990 by 9th March 2017 to secure financial contributions towards SPA mitigation, affordable housing and highway improvements, the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory Unilateral Undertaking is not received by 9th March 2017 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 contribution towards highway safety improvements to mitigate an increased number of multi-modal trips associated with the site in accordance with Core Strategy Policies CP16 and CP17 and Transport Contributions Supplementary Planning Document, on the grounds that the proposal does not make 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 Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 and CP13, and on the grounds that an appropriate contribution to affordable housing provision has not been made as required by Policy CP6.

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

Reason - To ensure satisfactory external appearance.*

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

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

- 4 Prior to occupation of any part of the development hereby approved, details of the siting and means of enclosure of refuse bin storage areas which, (where appropriate, shall include facilities for the storage of wheelie bins,) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area.*

- 5 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.

- 6 Notwithstanding any information submitted with the application, prior to the commencement of development a fowl and surface water drainage strategy to include Sustainable Drainage Systems (SUDS) or other appropriate drainage measures into the development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the development and retained in perpetuity.

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

- 7 Prior to the commencement of development, and notwithstanding any details submitted with the application, details of measures to achieve the energy performance standards in accordance with Code Level 4 for Sustainable Homes or equivalent shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the dwelling to which they relate and retained in perpetuity.

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

- 8 The parking spaces shown on approved plans shall be used only for the parking of private motor vehicles ancillary and incidental to the residential use. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

- 9 The permission hereby granted shall be carried out in accordance with the following approved drawings and supporting documents - P0-001, P0-002, P0-003, P1-100, P1-101, P1-102, P1-103, P3-102, P3-101, Low Impact Ecological Impact Assessment, Arboricultural Survey, Arboricultural Impact Assessment & Method Statement, Financial Viability Report, Flood Risk Assessment, Environmental Noise Assessment and Transport Statement.

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

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

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

- 11 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the practical completion of the development, whichever is the sooner.

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

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

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

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

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

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

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

- 13 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.

- 14 The development hereby approved shall not be occupied until measures to protect buildings (and garden areas) from traffic or other external noise have been implemented in accordance with a scheme to include, for example, bunds, acoustic barriers and double glazing which has been first submitted to and approved in writing by the Local Planning Authority.

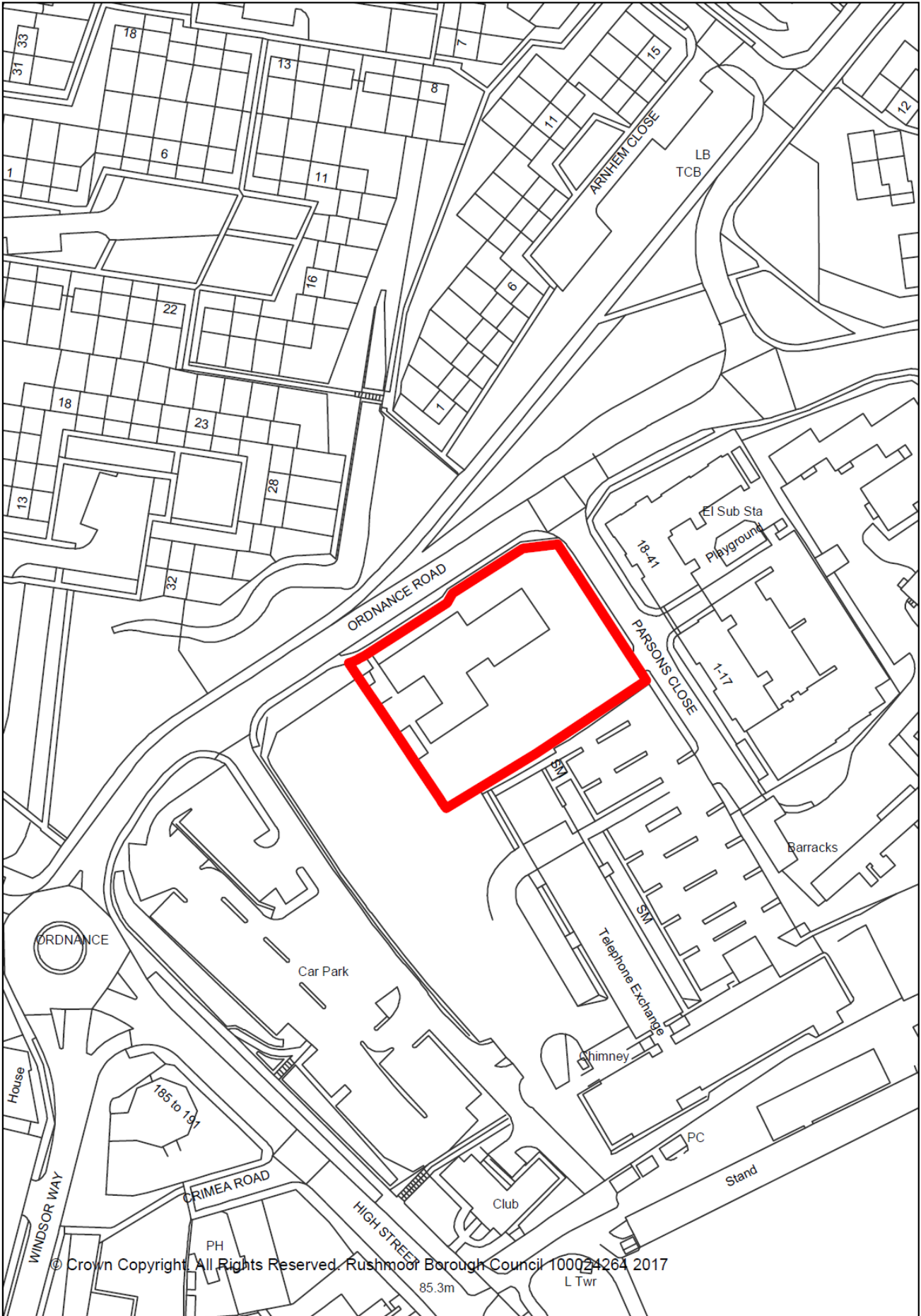
Reason - To protect the amenity of the occupiers of the development.*

Informatives

- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is acceptable in principle. It would have an acceptable impact on the character of the area and on trees worthy of retention. It will create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining non-residential and residential occupiers and meet the functional requirements of the development. The proposal is acceptable in highway terms, makes an appropriate contribution towards SPA mitigation measures and secures appropriate energy efficiency measures. It complies with development plan policies, the Council's adopted Rushmoor Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance and is recommended for approval. 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 -** This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 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 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.
- 5 **INFORMATIVE -** The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the

public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.

- 6 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall (etc.) Act 1996 before starting works on site. The Party Wall (etc.) Act is not enforced or administered by the Council but further information can be found on the Planning Portal website <https://www.gov.uk/guidance/party-wall-etc-act-1996-guidance> and you are able to download The party Wall Act 1996 explanatory booklet.
- 7 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.
- 8 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.







1 North (Street) Elevation
1:100



2 South (Street) Elevation
1:100



View south west along Ordnance Road



View south east along Ordnance Road of the proposed buildings

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.	16/00878/FULPP
Date Valid	4th November 2016
Expiry date of consultations	2nd December 2016
Proposal	Erection of 5-storey building comprising 56 flats (comprising 18 x 1 bedroom, 31 x 2-bedroom and 7 x 3-bedroom units) with undercroft surface parking (71 spaces) with vehicular accesses from Crimea Road following demolition of existing commercial building
Address	52 Victoria Road Aldershot
Ward	Wellington
Applicant	Talbot Properties
Agent	C T Foo Associates
Recommendation	GRANT subject to s106 Planning Obligation

Description

No.52 Victoria Road is located in a corner position at the junction of Victoria Road and Crimea Road. The site contains a vacant single-storey light-industrial building sub-divided into a number of separate commercial units with surrounding tarmac hardstanding areas used for parking. The site is rectangular in shape and measures 0.2 hectares; having a street frontage on Victoria Road of approximately 30 metres, and a longer side frontage on Crimea Road of approximately 60 metres.

To the east, the application site abuts the rear of the Nissan car dealership/service garage at No.3 Windsor Way. To the west, on the opposite side of Crimea Road are Nos.74-76 Victoria Road, which are two-storey offices currently occupied by the National Caravan Council. Beyond this are the former Aldershot courts and offices. To the north-west, occupying an 'island' site within Crimea Road, is the 4-storey Step-By-Step building. To the north on the opposite side of Crimea Road are 5-storey flats at Printing House Court. A further 4-storey block of flats is located at Charters House to the north-east. To the south, on the opposite side of Victoria Road are a mixture of 3-storey buildings, including Alice Court (flats over offices), 'Greyholme (No.49 Victoria Road, used as offices and a Grade II Listed Building), and flats and bedsits at Nos.53 and 55 Victoria Road. A small urban open space and pedestrian footpath between Nos.49 and 53 Victoria Road leads towards the Holy Trinity Church, which is another Grade II Listed Building.

The proposal is to re-development the site with a total of 56 flats. The existing commercial building would be removed and a new building of up to 5-storey height would be constructed with a footprint occupying almost all of the site area. An undercroft surface car parking area with 71 spaces (including 4 disabled spaces) would occupy most of the ground floor area. This area would also provide bin and cycle storage areas, together with lift/staircase cores leading into the proposed residential accommodation on the upper floors above. Above the ground floor parking level, the building would rise a further four storeys in two blocks ('A' and 'B') occupying the front and rear thirds of the site area respectively. Both Blocks A and B would contain 28 flats each, although the mix of dwelling sizes would be different in each. Block A (Victoria Road frontage) would comprise 11 X 1-bedroom, 14 X 2-bedroom and 3 X 3-bedroom flats, of which 20 units comprising almost all of the first, second and third floors (9 X 1-bedroom, 9 X 2-bedroom and 2 X 3-bedroom flats), would be affordable units. The entire fourth-floor of Block A, containing 2 X 1-bedroom and 5 X 2-bedroom flats, would be private market units. Block B (to the rear, fronting Crimea Road) would comprise 7 X 1-bedroom, 17 X 2-bedroom and 4 X 3-bedroom flats; and would be entirely private market units. The central third of the proposed building footprint would provide a communal shared amenity terrace area at first-floor level.

All vehicular access to the development would be from a pair of entrances from Crimea Road to the north of the site, opposite Printing House Court. These entrances would be controlled with security gates. There would be a pedestrian entrance to the car park from the Victoria Road frontage. There would be no entrances from Crimea Road to the side.

The proposed development has a modern design that emulates features of adjoining and nearby modern developments, such as the Courts building, Step-by-Step, and Printing House Court. The building would be finished in facing brickwork and inset aluminium panels, a mansard top floor and a 'green' flat roof. Each flat would have a balcony or a terrace area providing some private amenity space. The design provides space for landscape planting in raised beds to soften the setting of the proposed development, particularly in respect of the Victoria Road frontage.

The application is accompanied by a Design & Access Statement, Sustainability Statement, Policy CP8 Statement, SUDS Drainage Statement, and a Transport Statement. The applicant is preparing a s106 Planning Obligation to secure Special Protection Area and Transport financial contributions, together with the on-site provision of 20 affordable housing units.

The Council formally confirmed in December 2016 that the current proposals did not require an Environmental Impact Assessment; 16/00925/SCREEN refers.

Consultee Responses

Transportation Strategy Officer	No highway objections subject to a Transport Contribution of £137,349.00 being secured with a s106 Planning Obligation.
Environmental Health	No objections subject to conditions and informatives.
Community - Contracts Manager	No objections.

Parks Development Officer	No objections : No public open space contribution can be secured in this case due to s106 'pooling restrictions'.
Housing	<p>The amount of affordable housing appears to be policy compliant but I could not find any mention of the tenure split. To match policy it needs to be 60% rented and 40% intermediate. The mix of dwelling types is satisfactory.</p> <p>Three bed flats are welcome however they do appear to be small which may limit their use for people with mobility problems and with families who would otherwise benefit from one level accommodation. Internal kitchens should be avoided.</p> <p>Wheelchair parking spaces should be near the lifts.</p> <p>The applicant needs to demonstrate how they will deliver housing that is affordable in relation to local incomes and to take care on the level of service charges that may be incurred as a consequence of lifts and the area of communal open space.</p>
Planning Policy	Comments awaited.
Natural England	No objections subject to the appropriate SPA mitigation and avoidance financial contribution being secured with a s106 Planning Obligation. Impact on protected wildlife species on site to be assessed using NE Standing Advice.
Hampshire & I.O.W. Wildlife Trust	No comments received during the consultation period, thereby presumed to have no objections.
Thames Water	No objections.
Lead Local Flood Authorities	More information required concerning the proposals for surface water drainage of the site.
Hampshire Fire & Rescue Service	No objections, but provides generic fire safety advice.
Crime Prevention Design Advisor	No objections, but makes a number of observations concerning crime reduction/security measures for the applicants to consider.
Ecologist Officer	No objections on grounds of biodiversity. The existing property offers negligible opportunities (and risk) of protected species being present on site.

Neighbours notified

In addition to posting a site notice and press advertisement, 175 individual letters of notification were sent to properties in Victoria Road, Sebastopol Road, Crimea Road,

Windsor Way and Alice Road, including all properties opposite and adjoining the application site.

Neighbour comments

A total of seven representations have been received from Aldershot Civic Society, Cllr Roberts; and the occupiers of 1 Printing House Court, 4 South Walk, 22 Lysons Road, and 1 York Crescent (X2). The following objections are raised:-

- (a) Adverse visual impact: Unacceptable design or appearance. The design looks more like an office building, even though it is supposed to be housing, and does not fit in with the nearby Victorian architecture on the opposite side of Victoria Road. The site is located opposite to some nice Victorian buildings, but these are ignored in order to emulate an office block further up the road. Looks like a 1980s block: why can't the Victorian period have any influence over the architectural designs, which would be much prettier?
- (b) The proposals would be detrimental to the good quality Victorian buildings remaining opposite.
- (c) Nor is the proposed design modern in order to attract younger families or commuters as occupiers.
- (d) The proposals are contrary to the Rushmoor Plan & the Aldershot Town Centre SPD on residential development in the town centre because this development does not "enhance and promote the town centre's historic built heritage and local character".
- (e) Unacceptable size, layout or density.
- (f) The scheme should provide affordable housing in full accordance with the requirements of Core Strategy Policy CP6 [Officer Note: the scheme proposes to provide affordable units within the scheme in full accordance with Policy CP6].
- (g) The layout and design of the car park leaves the project susceptible to abuse.
- (h) Architecturally this is a poor design. I realise that it has been designed to reflect the architecture in the area, but frankly it is ugly in a way that modern architecture does not have to be. This is an opportunity to build a talking point, something that people will be proud to live in rather than something that looks like a converted office block. We need to think of the future of the town, not just the short term opportunity to make money and meet housing quotas.

More detailed comments are made by the occupier of No.22 Lysons Road criticising the architectural design of the scheme as follows:-

- (i) There is no attempt to articulate or create active frontages at the ground level parking along Crimea Road - despite claims that the scheme does so. It will provide 50 metres of wall - ie. nothing. Dwellings could for example have been provided at ground level;
- (j) The horizontality of the scheme, as well as choice of metal panelling, goes against the established verticality in this Victorian town centre location. Even nearby contemporary designs are designed with a verticality to them;
- (k) The articulation of the corner (at the junction with Crimea Road) with a line of three windows on a brick wall is poor and adds nothing to the townscape;
- (l) Illustrations submitted with the application erroneously and falsely show trees growing in the proposed internal courtyard. Despite designers liking to add trees to courtyard drawings like these, it is very expensive to achieve, if at all possible, given the expectation that parking will be underneath. It is misleading and gives the scheme a greener illustration that it will actually deliver; and
- (m) Given the number of units being delivered (56), the proportion of single aspect units is high: 24. Although it is appreciated that the applicant is considering what might

happen when the neighbouring site becomes available, and as such is illustrating a scheme that can meaningfully grow to encompass this, more thought needs to go into providing dual aspect to more units for better light penetration and quality of life.

Only one of the representations received is from a resident of a residential block near the application site. The occupier of No.1 Printing House Court raises the following objections:-

- (n) Noise pollution (from existing activity etc) in the area is already a problem (people do not have any regard for the area being residential despite proximity to the town centre) and would be exacerbated by the proposed demolition of the existing building and the development being constructed. Dirt and dust generated as the development is under construction is also a concern. [Officer Note: the impacts arising from the demolition and construction phases of a development are not a matter that can be taken into account in considering planning applications. Environmental nuisances are a matter for other legislation is found to be undue].
- (o) Despite the on-site parking provision, there are existing on-street parking congestion problems in the vicinity that cause problems for existing residents and businesses in the area on a daily basis [Officer Note: Whether or not adequate parking provision is made to serve the needs of the proposed development is a matter for consideration with this planning application. However developers are not obliged to resolve existing problems in the vicinity that their scheme would not cause nor materially worsen.]

Policy and determining issues

The site is located within the built up area of Aldershot outside the identified town centre, albeit located a short walk from both the town centre shops and Aldershot Railway Station.

Adopted Rushmoor Core Strategy (October 2011) Policies SS1 (Spatial Strategy), SP3 (Aldershot Town Centre), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP6 (Affordable Housing), CP8 (supporting economic development), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand), and CP17 (Investing in Transport) are relevant to the consideration of the current proposals.

Whilst the Core Strategy has introduced a number of new policies that replace specific Local Plan policies, a number of Local Plan policies continue to be 'saved' and remain in use. In this respect, saved Local Plan Policies ATC2 (area east of Aldershot town centre), ENV16 (general development criteria), ENV26 (development adjoining Listed buildings), ENV41-44 (surface water run-off), OR4 & OR4.1 (public open space), TR10 (general highways criteria), and H14 (amenity space) are relevant to the consideration of this application.

The Council's adopted "Aldershot Town Centre Prospectus" Supplementary Planning Document (SPD) (January 2016) is relevant to the current application in setting out a vision for the future of Aldershot. The Council's other adopted SPDs on 'Housing Density and Design' (May 2006), 'Transport Contributions' (April 2008), 'Car and Cycle Parking Standards' (2012), "Housing Density & Design' (2006), the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy (as updated February 2012); and the advice contained in the National Planning Policy Framework and Planning Practice Guidance are also relevant.

The main determining issues are considered to be:-

1. Principle of development;
2. The visual impact on the character and appearance of the area;
3. Impact upon the setting of nearby Listed Buildings;
4. The impact on neighbours;
5. The living environment created;
6. Impact on wildlife;
7. Highway considerations;
8. Affordable housing;
9. Drainage issues;
10. Renewable energy and sustainability;
11. Access for People with Disabilities; and
12. Public open space.

Commentary

1. Principle -

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

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

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

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

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

The proposals seek to redevelop a vacant commercial building. The applicants have demonstrated that there is no on-going demand for the existing commercial use in this location, with the building remaining mainly unlet for some time. The Government has introduced legislation in recent years that generally seeks to encourage and enable conversions of vacant offices and other vacant commercial property into residential use. Whilst the current proposal is not 'permitted development' in this respect, the fact that the Government has introduced such legislation clearly indicates the general acceptability of

proposals for the residential re-use of commercial property in principle. Furthermore, the proposed development is clearly seeking to make more efficient use of previously developed land, which, within reason, continues to be a clear objective of both Government planning guidance in the NPPF and local planning policy. This approach is also acknowledged in the Council's "Housing Density and Design" SPD.

The key objective for Aldershot town centre in the Core Strategy is to consolidate and improve its viability and vitality; including through the provision of new residential development. Policy SP3 sets out a proactive approach to further revitalisation of the town centre area [this site is located on the margins of this area] concentrating on development for retail, leisure, entertainment, cultural and other town centre uses, focus on bringing existing vacant units back into active use and support for diversification of town centre uses outside the primary shopping area (such as the current application site), encouraging the development of the evening economy by supporting a new cinema, family restaurants, cafes and bars and to support the development of good quality housing that contributes to the vitality of the town centre.

Policy SP3 is supported by the adopted Aldershot Town Centre Prospectus SPD, which sets out a strategy for revitalising the town centre and surrounding areas, based on objectives for improvements linked to key development areas and opportunities for public realm enhancements. The application site is somewhat marginal to the main areas examined by the Prospectus and, indeed, there are no specific proposals identified for the application site in the SPD. Nevertheless it is considered that the proposals follow the basic balance of objectives set out in the SPD.

Historic records indicate that the site was previously occupied by a motor garage : indeed, the site was sub-divided from what is now the adjoining Nisan car dealership in the 1990s. Accordingly, there is the potential for underground fuel tanks/infrastructure to be present, as well as contamination. Therefore, the developer should in the first instance provide a Phase 1 Desk Study site investigation Report to identify the possible risks associated with the site, and assess whether further intrusive investigations are required. The Council's Contaminated Land Officer nevertheless raises no objection to the proposals subject to the imposition of the usual planning conditions in this respect; and should any unexpected ground contamination come to light during site clearance. Given the design of the proposed development it is considered that the risk of ground contamination affecting future residents is very low and acceptable.

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

2. Visual Impact –

The site is not located within a Conservation Area. The appropriate test for the consideration of impact upon the character and appearance of the area is whether or not the proposed development would cause material harm to the character and appearance of the area as a whole. And to such an extent that this could justify and sustain the refusal of planning permission.

The vicinity has a mixed densely urbanised character, with a variety of land uses and buildings of different types, ages, conventional external materials and extensions and alterations. In this overall context, the existing building is a modern utilitarian design using

external materials that are not considered to make a positive contribution to the character and appearance of the area. The site is located in a relatively prominent position where the site is to an extent open to public views from most directions at varying distances and with various degrees of partial screening by existing buildings. As it is located adjoining a busy road close to the town centre, the site is passed at close quarters by many people daily. This site is clearly in need of regeneration, albeit it is considered that this need to not be with a 'landmark' building.

The proposals offer the opportunity to transform the visual appearance of the site, with the construction of a new building using modern external materials and finishes. Although the proposed new building is of significant mass and height, this is considered to be appropriate to its surroundings, which includes buildings of comparable scale, height and design. It is considered to be of an acceptable simple design and would not render the building overly tall or overbearing in appearance, given that buildings of similar scale and height already exist in the vicinity. Further, the external design and indicated palette of external materials is considered to be complementary to that of the other similarly-sized modern buildings mainly in residential use in the vicinity. The design of the proposed building has been criticised in the objections for, it is suggested, emulating the design and external appearance of some nearby office blocks; and for not seeking to reflect the Victorian heritage of the town. However, since the character and appearance of the area is mixed, it is not considered that it would be reasonable or appropriate to insist that the design must only follow a Victorian design theme. Further, seeking to introduce some 'Victorian' design elements into a building of otherwise significantly different form and function to a traditional Victoria building is not considered likely to result in an acceptable design solution. Instead, the proposed development has design cues that are mainly gleaned from nearby modern residential developments that also make a significant contribution to the established visual character and appearance of the area. This is considered to be an appropriate approach in the circumstances.

It is considered that the building design has both horizontal and vertical external design elements and, as such, has a balanced appearance. The design is conventional and quality external materials can be ensured through imposition of a suitably-worded planning condition. The provision of balconies and the proposed first floor communal amenity area would also provide additional interest to the elevations of the building. Whilst it is accepted that the communal area is unlikely to be planted with a tree as is suggested by some of the submitted plans, it is considered that some landscape planting is possible with the proposed scheme, which is a rarity with urban site developments such as this.

Although the design of the proposed building is also criticised for the presence of the street-level parking giving rise to an 'inactive' street frontage, this is a conventional design solution to address the conflicting design objectives of accommodating on-site parking and creating an acceptable living environment for occupiers. The majority of the affected elevations front secondary roads and the design incorporates raised planting beds on the Victoria Road frontage that would set the front elevation back and help soften its appearance. Providing residential units at ground floor level to face the road frontages of the site, as is suggested by objectors, would create small single-aspect units with windows directly adjacent to the public pavement. Changing the design in this respect would also result in a substantial reduction in the ability to provide on-site parking and be likely to exacerbate existing on-street parking congestion; and a development that would probably not make the best use of the site or, indeed, have any economic viability. Notwithstanding the objections, it is considered that the proposed development would have an acceptable appearance that would improve the visual amenity of the area, and integrate sympathetically with its surroundings.

It is considered that the scheme would have sufficient qualities to improve the visual appearance of this site and is thereby considered acceptable in visual terms.

3. Heritage Impact –

The application site is located near to some 'heritage assets'. It is opposite 'Greyholme', No.49 Victoria Road, which is a Grade II Listed Building. The Holy Trinity Church located behind 'Greyholme' is also a Grade II Listed Building. As such, it is necessary to consider whether or not the proposed development would have any material and adverse impact upon the setting of these nearby Listed Buildings. In this respect, it is considered that the Listed buildings are already located in a dense town centre location surrounded by existing buildings of a variety of uses, ages, styles and qualities. The setting of these listed buildings is already affected by surrounding buildings, including the existing commercial use and building of the application site. In this context, it is not considered that the proposed development would have any negative impact upon the setting of the nearby heritage assets.

4. Impact on neighbours -

The application site has different neighbours on each side, although most are located on the opposite side of streets adjoining the site. To the north are blocks of residential flats. To the west are offices. To the south are a mixture of commercial and residential properties. Only to the east does the site physically adjoin a neighbouring property, which is the Nissan car dealership. It is not considered that any nearby residential properties would be subject to a material and harmful loss of privacy. Further, although some neighbouring flats are located to the north of the application site, they would not be subject to any material loss of light or outlook. Indeed, it is considered that the resulting relationships would be conventional and typical of an urban environment such as this.

No neighbouring residential dwellings would be subjected to material and undue impacts as a result of a combination of the designed orientation and degree of separation of the proposed development from these neighbours. It is considered that the proposed development would have acceptable relationships with neighbours in planning terms.

The demolition and construction phases of the proposed development have the potential to cause significant noise, vibration and dust emissions which could impact on the amenities of existing nearby residential properties. Environmental Health have therefore recommended that a Demolition and Construction Method Statement be submitted prior to ground works commencing setting out measures to be employed to minimise noise, vibration, dust and other emissions from the site.

5. The living environment created –

The proposal would provide 56 new dwellings of acceptable size and internal accommodation. Although the proposed flats would have limited external amenity space, this is by no means unusual for flats in town centre and central urban locations such as this. Nonetheless, all the flats would be provided with balconies; and a communal amenity area deck is to be provided centrally within the scheme at first-floor level.

The proposed development would be impacted by noise from road traffic, external plant noise from nearby properties, and potentially by workshop noise from the neighbouring Nissan service garage. The developer will therefore need to undertake a noise assessment at this location to characterise the existing noise sources and to demonstrate that a satisfactory internal noise environment can be achieved within the proposed development, in

line with the guidance set out within BS 8233:2014. The report should then detail, if assessed as being necessary, the level of mitigation required to achieve a good internal noise environment for occupiers of the proposed flats. The report should also investigate the potential noise impact on the external amenity spaces to be provided, although it is accepted that there are a number of existing flats with balconies and communal external areas in the Borough that are evidently only used infrequently. Subject to a suitably-worded condition concerning noised assessment and mitigation measures it is considered that there is no reason why occupiers of the proposed development would not be adequately protected from road and other noise.

In any event, the internal layout and amenity space provision of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is therefore a matter for prospective occupiers to decide whether they choose to live in the proposed development. Subject to appropriately-worded conditions, it is considered that the living environment created would be acceptable in planning terms.

6. Impact on Wildlife -

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is in place. This comprises two elements. Firstly the provision of Suitable Alternative Natural Greenspace (SANG) at Rowhill Copse in order to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA); and secondly the provision of a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at the Rowhill Copse SANG will be considered. In accordance with the strategy, the applicant has agreed to make a financial contribution of £670,834 to provide and maintain the SANG at Rowhill Copse that is to be secured by way of a s106 planning obligation. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that it is in accordance with the above strategy. Subject to the necessary s106 Agreement being completed in this respect, the proposal is therefore considered to have an acceptable impact on the Thames Basin Heaths Special Protection Area and to comply with the requirements of Core Strategy Policies CP11 and CP13.

7. Highways considerations -

The application is accompanied by a Transport Report examining the highway implications of the proposed development compared with the existing commercial use. The site is highly accessible by all modes of transport and Aldershot is well served by public transport in the form of both buses and trains, and is supported by a good pedestrian network. There are bus stops in the vicinity providing access to regular bus services from Aldershot to Farnborough and to Camberley.

(a) Parking -

Each of the proposed one- and two-bedroom flats would each be provided with a single on-site parking space of acceptable size and arrangement. The three-bedroom flats would be allocated 2 spaces each. A further 8 spaces would be provided and identified for visitors. The site is located in a sustainable location close to Aldershot railway station and near the Town Centre. As such the proposed parking provision accords with the Council's current adopted parking standards in full.

Acceptable provision is made for bicycle parking on-site. Bin storage arrangements would also be acceptable.

Concerns regarding the exacerbation of existing on-street parking congestion in the vicinity has been raised in the representations from an occupier of the nearby Printing House Court. However these representations refer to an existing situation that is not caused by the use/occupation of the application site. It is not considered that this situation would be materially worsened as a result of the proposed development. Indeed, it is considered that some overspill street parking would arise if the existing commercial use of the application site were to resume, yet the proposed development seeks to significantly enhance the quantum of parking to be provided on-site. Given the site's very accessible location the proposed level of parking is considered acceptable to meet the functional needs of the development in this sustainable location. This conclusion is supported by the Council's Transportation Strategy Officer.

(b) Traffic Generation -

The proposal involves the redevelopment of an existing commercial use that, although dormant, could currently be resumed without the need for planning permission. The Council's Transportation Strategy Officer has considered the likely traffic generation of the proposed development compared to the existing authorised use in calculating a Transport Contribution requirement of £137,349.00. Subject to this contribution being secured with the s106 Planning Obligation, it is considered that the traffic generation impacts of the proposed development would be satisfactorily addressed.

(c) Access/Egress Arrangements -

The proposed development would be served by a pair of two-way vehicular accesses from Crimea Road to the north of the site, each serving half of the proposed on-site parking area. These are considered to be acceptable to serve the proposed development in terms of capacity and sight-lines.

It is considered that the proposals are acceptable in highways terms and thereby acceptable having regard to Rushmoor Core Strategy Policies CP2 and CP16.

8. Affordable Housing –

Core Strategy Policy CP6 requires provision of 35% affordable housing with developments of 15 or more net dwellings subject to site viability. The application proposes 20 of the total number of units within the scheme, comprising a mix of 1, 2 and 3-bedroom units, are provided as affordable units. This would meet the requirements of Policy CP6 in full. Therefore, subject to this provision being secured with the s106 Planning Obligation, it is considered that this policy would be satisfied.

9. 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 still require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy.

Such measures may be secured by way of condition and on this basis no objection is raised to the proposal in terms of Policy CP3.

10. Surface Water Drainage -

Core Strategy Policy CP4 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). The site is located on land at least risk of flooding and, as existing, the site is entirely hard-surfaced and reliant on off-site surface water drainage. The applicants indicate that a SUDS system would be incorporated into the development to control and reduce the amount of surface water draining from the site drainage on site including provision of a 'green' roof, however this statement lacks details. The Lead Local Flood Authority (Hampshire County Council) has, therefore, requested details and calculations from the applicants to demonstrate that the proposed scheme would be effective. The applicants are currently preparing the necessary information as required. Subject to the receipt of satisfactory information in this respect, it is considered that the requirements of Core Strategy Policy CP4 would be met.

11. Access for People with Disabilities –

The proposed community facility would be provided with a level access. The proposed residential development would be provided with lift access to all floors and disabled parking spaces are also shown to be provided within the scheme. It is considered that there is no reason why development would be unable to provide access for people with disabilities in accordance with the Building Regulations. In the circumstances it is considered that adequate facilities would be provided for people with disabilities using the proposed development.

12. Public open space -

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. Core Strategy Policy CP10 and saved Local Plan Policies OR4 and OR4.1 allow provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading facilities nearby. The policy does not set a threshold of a particular number of dwellings or size of site above which the provision is required. The site is not big enough to accommodate anything other than the development proposed and any associated landscape planting.

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 harmful impact upon the setting of nearby Listed buildings, have no material and adverse impact on neighbours, and would provide an acceptable living environment. On the basis of the provision of a Transport Contribution, the proposed development is considered acceptable in highway terms. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies SS1, SP3, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy; and saved Local Plan Policies ATC2, ENV16, ENV26, ENV35, ENV41-43, TR10, OR4/OR4.1 and H14.

Full Recommendation

It is recommended that subject to:

- A. Satisfactory additional information concerning the proposed SUDS drainage scheme for the site being received; and
- B. The completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 28 February to secure the following:-
 - (a) A financial contribution of **£288,595** towards the maintenance of SPA avoidance and mitigation;
 - (b) A **£137,349** Transport Contribution; and
 - (c) Provision of **20 on-site affordable housing units** of a mix to meet local housing need

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

However, in the event that a satisfactory s106 Agreement is not received by 28 February 2017 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.

1. The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy as amended July 2014 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. Unless agreed in writing by the Local Planning Authority, the permission hereby granted shall be carried out in accordance with the following approved drawings and details – CT Foo Associates Drawing Nos.1/18, 2/18, 3/18, 4/18, 5/18, 6/18, 7/18, 8/18, 9/18, 10/18, 11/18, 12/18, 13/18, 14/18, 15/18, 16/18, 17/18, 18/18, 20, 21, 22 and 23; Design & Access Statement; Transport Statement; Policy CP8 Statement; and SUDS Statement.

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

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

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

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

Reason - To secure a satisfactory appearance.

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

Reason - To secure a satisfactory appearance.

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

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

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

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

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

for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car and bicycle parking, servicing, and bin storage within the development.

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

Reason - In the interests of visual amenity.

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

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

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

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

- 12 Prior to the commencement of development and Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
- (c) the provision to be made for any storage of building and other materials on site;
- (d) measures to prevent mud from being deposited on the highway;
- (e) the programme for construction; and
- (f) the protective hoarding/enclosure of the site.

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users.

- 13 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.

- 14 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -
- i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.
 - ii. if identified as necessary; a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.
 - iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

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

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

- 15 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.

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

first occupation of the dwelling(s) to which they relate and retained in perpetuity.

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

- 17 The development hereby approved shall not be occupied until measures to protect buildings (and garden areas) from traffic or other external noise have been implemented in accordance with a scheme to include, for example, bunds, acoustic barriers and double glazing which has been first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of the occupiers of the development.*

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 harmful impact upon the setting of nearby Listed buildings, have no material and adverse impact on neighbours, and would provide an acceptable living environment. On the basis of the provision of a Transport Contribution, the proposed development is considered acceptable in highway terms. On the basis of the provision of a contribution towards the Rowhill Copse SPA mitigation and avoidance scheme, the proposals are considered to have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposals are thereby considered acceptable having regard to Policies SS1, SP3, CP1, CP2, CP5, CP10, CP11, CP12, CP13, CP15, CP16, and CP17 of the Rushmoor Core Strategy; and saved Local Plan Policies ATC2, ENV16, ENV26, ENV35, ENV41-43, TR10, OR4/OR4.1 and H14.

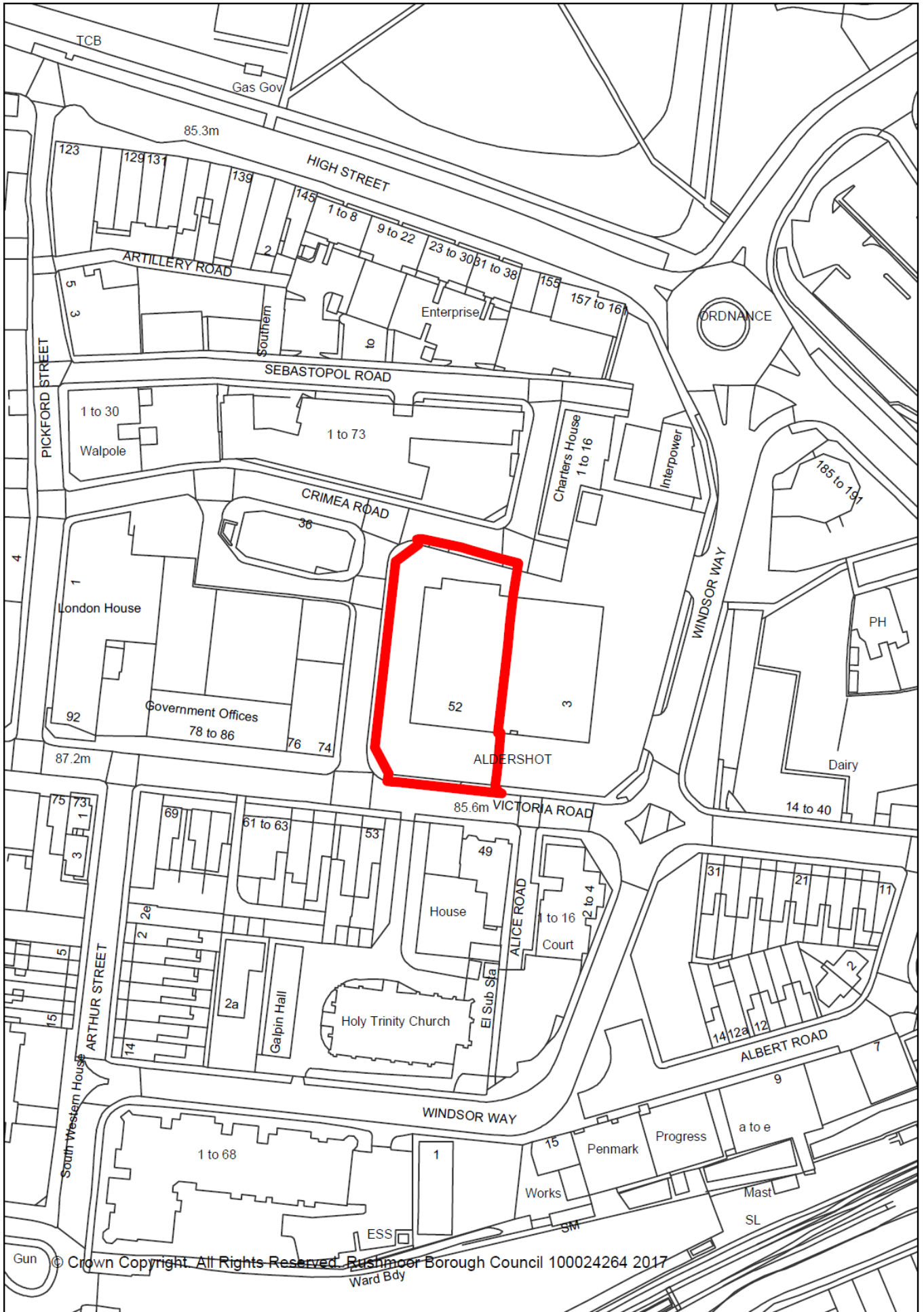
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant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

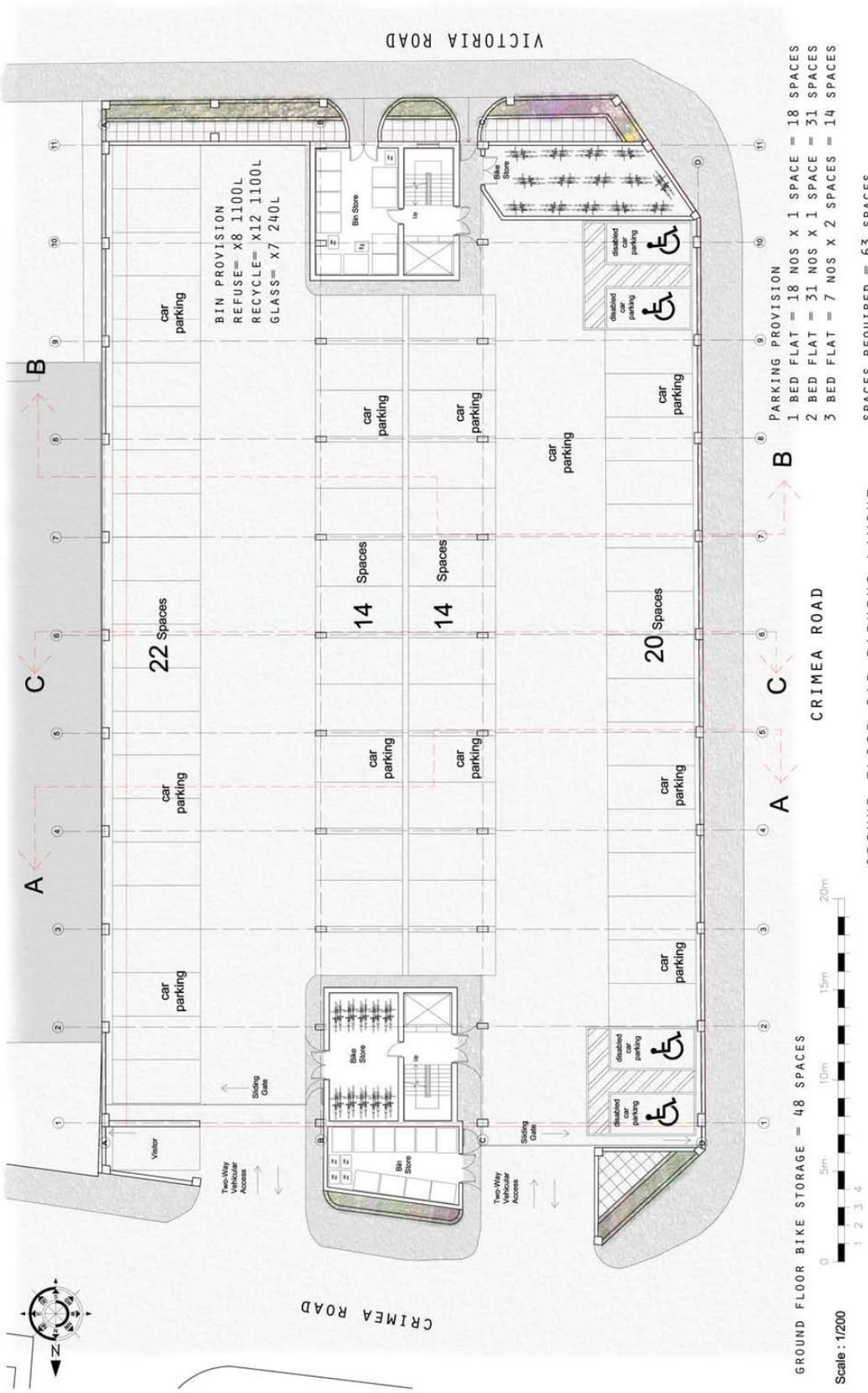
- 2 **INFORMATIVE** - Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION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

- are consistent with these aims; and
- b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire Highway Sub Unit, Council Offices, Farnborough Road, Farnborough, Hants. GU14 7JU.
- 6 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management Section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
- 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health & Housing for advice.
- 8 INFORMATIVE - The applicant is advised that there may be a need to comply with the requirements of the Party Wall etc Act 1996 before starting works on site. The Party Wall etc Act is not enforced or administered by the Council but further information can be obtained from the Chief Building Control Officer.
- 9 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.
- 10 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 11 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an

offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed.

- 12 INFORMATIVE - The applicant is advised to follow good practice in the demolition of the existing 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, 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.





GROUND FLOOR BIKE STORAGE = 48 SPACES
 Scale : 1/200



PARKING PROVISION
 1 BED FLAT = 18 NOS X 1 SPACE = 18 SPACES
 2 BED FLAT = 31 NOS X 1 SPACE = 31 SPACES
 3 BED FLAT = 7 NOS X 2 SPACES = 14 SPACES

SPACES REQUIRED = 63 SPACES
 SPACES PROVIDED = 70 SPACES

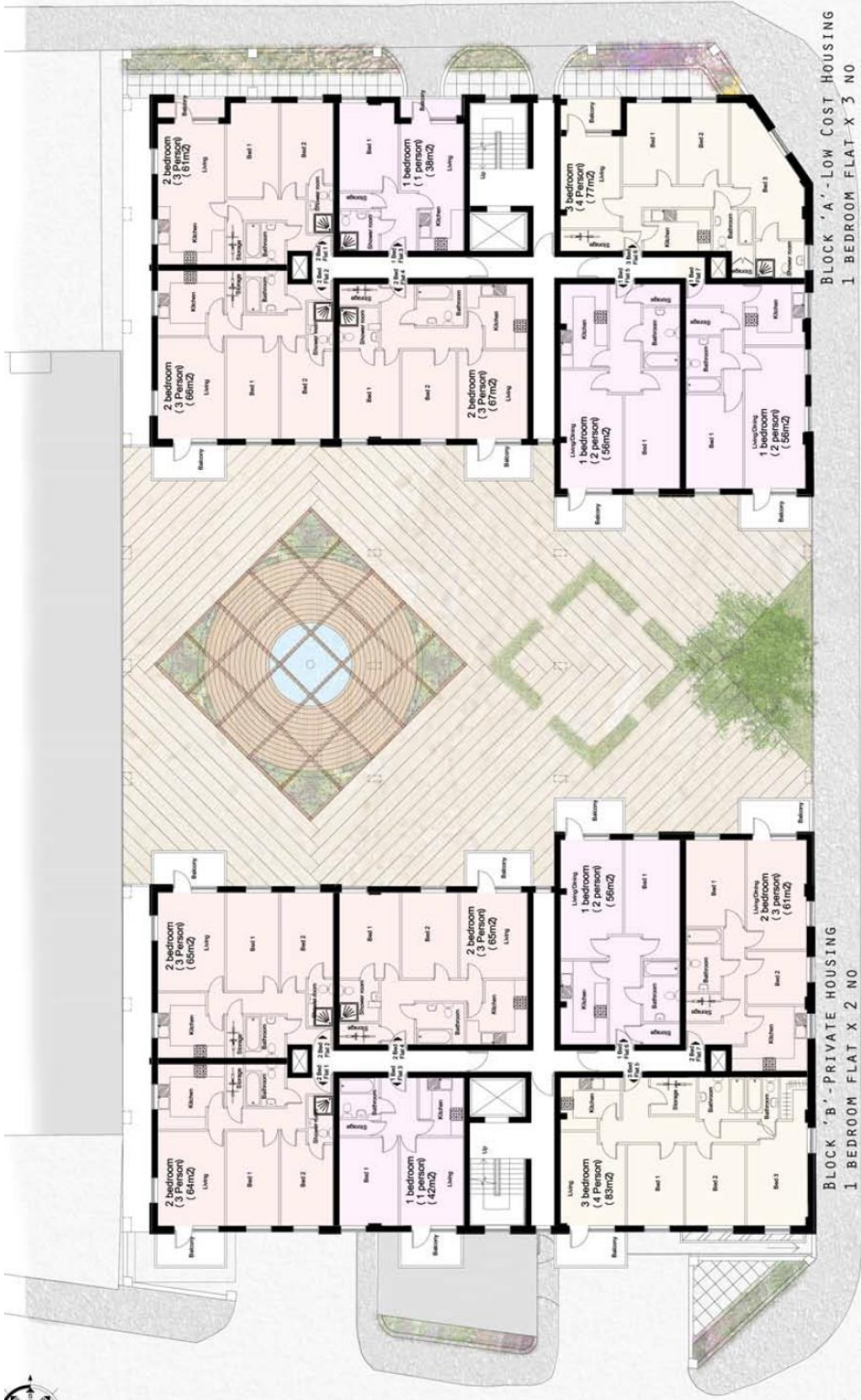
GROUND FLOOR CAR PARKING LAYOUT

Ref.	Revision	Date	By
		Client : Talbot Properties	
<p>CTFooAssociates Chartered Architects Design Consultants</p> <p>14, 15 & 16 St. James Street, GUILDFORD, GU1 1LD Tel: 01488 333 110 Fax: 01488 333 110 Email: info@ctfoo.co.uk www.ctfoo.co.uk</p>			
<p>Project: Development at: 52 Victoria Road, Aldershot, Hampshire, GU11 1SS</p>			
Scale: A3 @ 1:200		Date: 24-10-2016	Drawn by: MA
Job number: 1491		Drawing number: 2/18	Revision:



CRIMEA ROAD

VICTORIA ROAD



- PLAN KEY**
- 1 BEDROOM FLATS
 - 2 BEDROOM FLATS
 - 3 BEDROOM FLATS

BLOCK 'B' - PRIVATE HOUSING

- 1 BEDROOM FLAT X 2 NO
- 2 BEDROOM FLAT X 4 NO
- 3 BEDROOM FLAT X 1 NO

TOTAL = 7 FLATS

BLOCK 'A' - LOW COST HOUSING

- 1 BEDROOM FLAT X 3 NO
- 2 BEDROOM FLAT X 3 NO
- 3 BEDROOM FLAT X 1 NO

TOTAL = 7 FLATS

PROPOSED SECOND FLOOR PLAN (14 FLATS)



Scale : 1/200

Ref.	Revision	Date	By	Client :
				Talbot Properties
<small>ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS</small>				
<small> MATE CONSULTANTS 14, 15 & 16 Queen Road Aldershot, Hampshire GU11 1SD www.ctfoos.com </small>				
		Scale: A3 @ 1:200	Date: 24-10-2016	Drawn by: MA
		Job number: 1491	Drawing number: 4/18	Revision:
Project: Development at: 52 Victoria Road, Aldershot, Hampshire, GU11 1SS				



PLAN KEY
 1 BEDROOM FLATS
 2 BEDROOM FLATS
 3 BEDROOM FLATS

BLOCK 'B' - PRIVATE HOUSING
 1 BEDROOM FLAT X 1 NO
 2 BEDROOM FLAT X 5 NO
 3 BEDROOM FLAT X 1 NO

BLOCK 'A' - PRIVATE HOUSING
 1 BEDROOM FLAT X 2 NO
 2 BEDROOM FLAT X 5 NO
 3 BEDROOM FLAT X 0 NO

TOTAL = 7 FLATS

TOTAL = 7 FLATS

FOURTH FLOOR FLATS= 14

TOTAL NO OF FLATS= 56

Scale : 1/200



PROPOSED FOURTH FLOOR PLAN (14 FLATS)

CRIMEA ROAD

VICTORIA ROAD

Ref.	Revision

Date	By

CTFOO Associates
 Chartered Architects
 Design Consultants

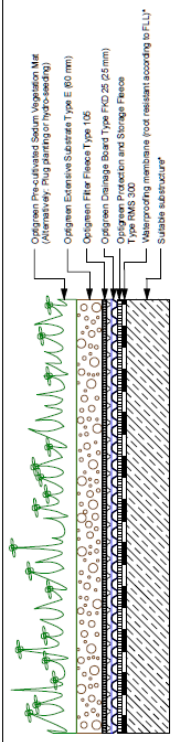
ALL DIMENSIONS TO BE CHECKED ON SITE
 ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS

Talbot Properties

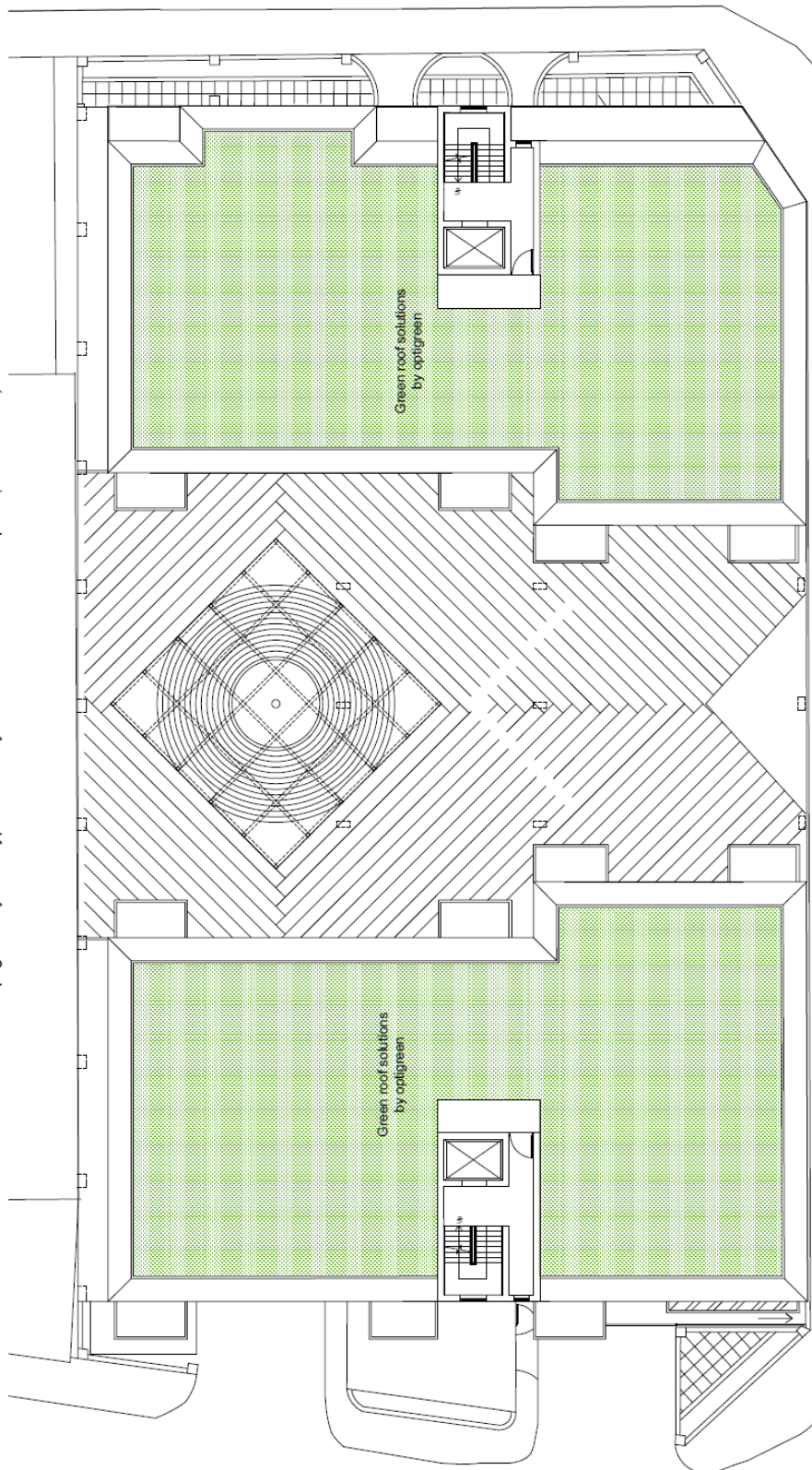
Client :



Project: Development at: 52 Victoria Road, Aldershot, Hampshire, GU11 1SS	Scale: A3 @ 1:200	Date: 24-10-2016	Drawn by: MA
	Job number: 1491	Drawing number: 6/18	Revision:



Optigreen System Type "Economy Roof" - Solution 1: 0 - 5° pitch (not to scaled)



Scale : 1/200



PROPOSED ROOF PLAN


Ref.	Revision	Date	By

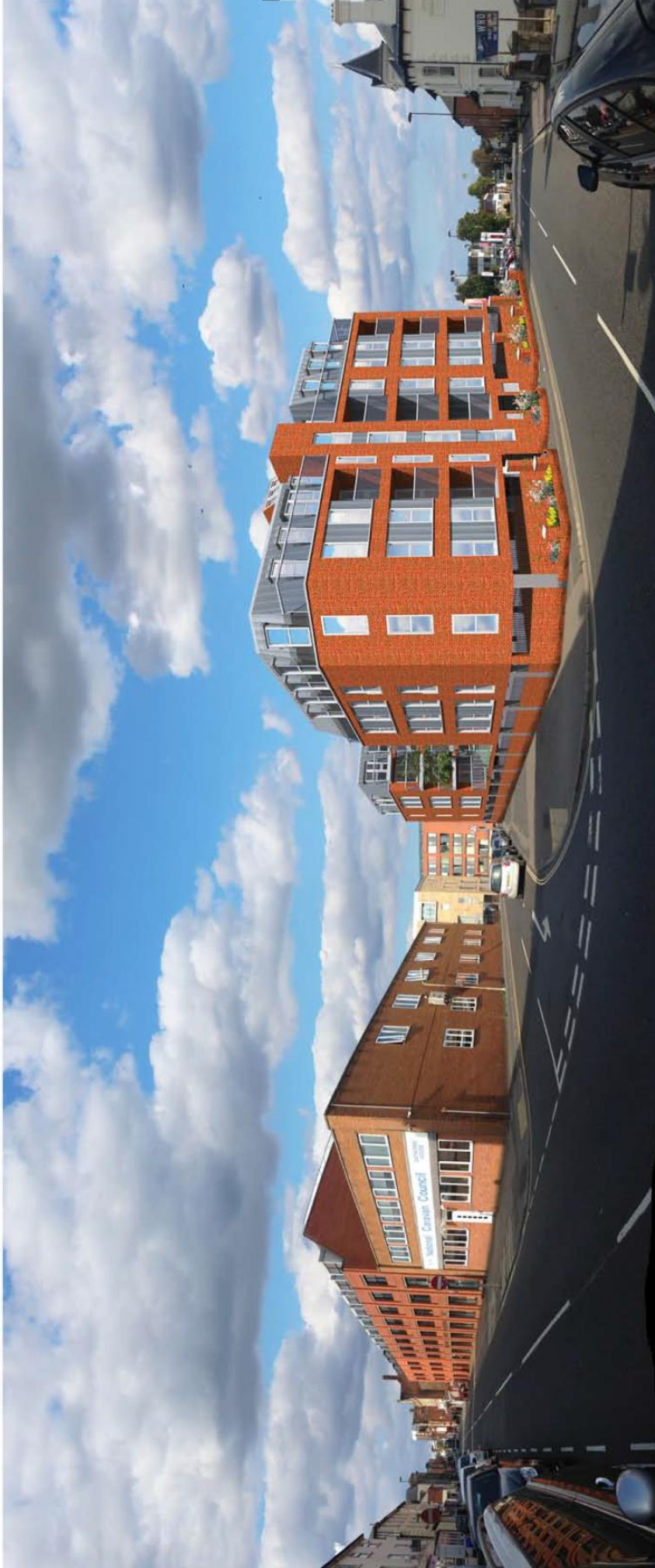
 ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS	Project: Development at 52 Victoria Road, Aldershot, Hampshire, GU11 1SS Scale: A3 @ 1:200 Job number: 1491	Date: 02-11-2016 Drawing number: 20	Drawn by: SN Revision:
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Client: Talbot Properties



VIEW LOOKING UP VICTORIA ROAD OF EXISTING CONTEXT AND PROPOSED SCHEME

Ref.	Revision	Date	By	 <small>Chartered Architects Design Consultants</small>		<small>TALENTED DESIGNERS FOR THE FUTURE</small> <small>140, Kings Way Aldershot, Hampshire GU11 1SS Tel: 01253 211176 Email: info@ctfoo.com www.ctfoo.com</small>	Project: Development at: 52 Victoria Road, Aldershot, Hampshire, GU11 1SS
					<small>ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS</small>	Scale:	Date: 24-10-2016
					Client: Talbot Properties	Job number: 1491	Drawing number: 18/18
							Drawn by: MA Revision:




PANORAMIC VIEW ON VICTORIA ROAD OF EXISTING CONTEXT AND PROPOSED SCHEME

Ref.	Revision	Date	By

CTFOO Associates <small>Chartered Architects Design Consultants</small>		<small>NO. 15, 16 & 17 Mansel Chambers Goswell Road London EC1A 3BB www.ctfoos.com</small>		Project: Development at 52 Victoria Road, Aldershot, Hampshire, GU11 1SS
<small>ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS</small>		Scale:	Date: 24-10-2016	Drawn by: MA
Client: Talbot Properties		Job number: 1491	Drawing number: 17/18	Revision:



ARTIST IMPRESSION OF THE PROPOSED SCHEME

Ref.	Revision	Date	By	 <p>CTF Associates Chartered Architects Design Consultants</p> <p>140-1500 245 150 Fax: 01252 311 176 Quakers Road Aldershot, Surrey GU11 1SS</p> <p>ALL DIMENSIONS TO BE CHECKED ON SITE ONLY TO BE SCALED FOR PLANNING AND BUILDING REGULATIONS</p> <p>Client: Talbot Properties</p>	Project: Development at: 52 Victoria Road, Aldershot, Hampshire, GU11 1SS	
					Scale:	Date: 24-10-2016
					Job number:	1491
					Drawn by:	MA
					Revision:	

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Sarita Jones
Application No.	16/00961/FULPP
Date Valid	5th December 2016
Expiry date of consultations	3rd February 2017
Proposal	Erection of 80 dwellings (27 one bed, 52 two bed and 1 three bed apartments) with associated car parking, bin and cycle storage, landscaping and footpath improvements.
Address	Phase 9 Queens Gate Site Government House Road Farnborough Hampshire
Ward	St Mark's
Applicant	Inland Ltd

Recommendation **GRANT subject to s106 Planning Obligation**

Description

This vacant site, of some 1.03 hectares, lies to the west of Queensgate Road (formerly the Southern Access Road) and to the north of ETPS Road. It is a component part of the Queens Gate site, which covers a wider area of some 9.64 hectares and comprises a largely complete residential redevelopment of the former Ministry of Defence (MOD) facility that historically occupied this site.

The site is enclosed by hoardings with site clearance currently taking place. There is a difference in levels with the site rising from north to south, by some 4.65 metres and from east to west by some 2 metres. There are three established trees within the site comprising two Oaks and one Sycamore. Vehicular access into the site is from ETPS Road via the roundabout on Queensgate Road to the east. The site also includes part of the pavement/landscaped verge on the south side of ETPS Road. Residential development within the Queens Gate site comprising houses and flats lie to the east (phases 1-4 inc) and south of the site (phases 5-8 inc). Farnborough International, who operate the Farnborough Air Show, occupy land to the north and west of the site with Farnborough Airport beyond.

Relevant site planning history

Until August 2006 the site formed part of the MOD estate and most development was carried

our under Crown immunity.

The November 2000 permission for Farnborough Business Park (Now IQ Farnborough) made provision for the Southern Access Road (SAR) to cross the Queen's Gate site (99/00744/OUT). The SAR was subsequently approved in detail in July 2003 (02/00685/FUL) with an amended route being subsequently approved in May 2007 (07/00215/FUL). This permission has been implemented with the road opening in 2010.

In October 2007 outline planning permission (07/00545/OUT) was granted for the erection of 399 dwellings comprising 262 flats and 137 houses and 9465 sq m of commercial floorspace together with the approved Southern Access Road, open space, play areas and landscaping. Layout, scale and means of access were determined at this stage with external appearance and landscaping reserved for subsequent approval. Two areas were identified for commercial development. Three buildings were proposed to the east of building F133 with five buildings approved between the SAR and the common boundary with FIVE and the Farnborough Airshow site. This included 8520 sq m of Use Class B1 (business floorspace) and 945 sq m of Use Class B8 (storage and distribution) floorspace within two storey buildings.

This permission was subject to a legal agreement which included the following obligations:

- the provision of 35% of the residential units on the site as affordable housing;
- payment prior to the commencement of development towards funding of improvement works to land at Southwood Woodland as mitigation of the impact of the residential element on the Thames Basin Heaths Special Protection Area;
- payment prior to the commencement of development of a contribution in lieu of open space provision on the site;
- provision and equipment of the three play areas prior to first occupation of the residential units and their maintenance in perpetuity
- a financial contribution towards transport and highway improvements.

In May 2008 planning permission and listed building consent (08/00149/FUL & 150/LBC) were granted for demolition of ancillary buildings and works to the man-carrying centrifuge. These permissions have been implemented

In 2009 outline planning permission, 09/00372/OUT, was granted for an 80 bed nursing home on part of the same site as the current proposal. This facility was an alternative use to part of the commercial floorspace approved under the outline permission. This was not implemented.

Three phases of residential development comprising 134 dwellings were the subject of reserved matters approvals pursuant to the 2007 outline planning permission consisting of:

- 81 houses and flats on the east side of the southern access road (08/00605/REM) granted 6th November 2008 'Phase 1'
- 42 houses between Phase 1 and Farnborough Road (10/00269/REM) granted 1st July 2010 'Phase 2'
- 11 houses and flats at the southern end of Phase 2 (11/00192/REM) granted 23rd June 2011 'Phase 3'

These phases were completed.

In July 2012 a revised outline planning permission, 12/00279/OUT, was granted for the remaining undeveloped parts of the Queens Gate site (5.9 hectares) with 265 residential units comprising 220 apartments and 45 houses and commercial buildings comprising B1, B2, B8 Use and 80 bed Nursing Care Home, play areas (approval of access, layout and scale) to include full approval of details for the erection of 8 residential units (plots 12-19) within east area 1 of the site (now known as Phase 4a).

This permission was subject to a legal agreement that included the following obligations:

- the provision of affordable housing;
- confirmation that completed s106 payments in respect of the agreement associated with planning permission 07/00545/OUT can be used to address the issues of open space provision and SPA mitigation in respect of the new development;
- fitting out and maintenance in perpetuity of the play areas shown on the submitted plans prior to the occupation of any residential unit;
- payment of any outstanding Transport contributions agreed in relation to 07/00545/OUT in respect of the new application;
- allocation and linkage by freehold ownership in perpetuity of parking spaces to individual dwellings in accordance with an agreed schedule and
- on the grant of planning permission revocation without compensation of any part of planning permission 07/00545/OUT relating to residential development of the site other than the 134 units in respect of which reserved matters had been approved.

The residential element, whilst following the same basic layout, differed from the earlier approval (which consisted in total of 262 flats and 137 houses) in that the main flat development fronting Government House Road comprised six separate blocks rather than one single building, and the flats on the part to the west of the SAR were approved in eight smaller blocks rather than the three previously approved. The residential element comprised 37 houses and 228 apartments. When added to the development already carried out in Phases 1-3 (115 Houses and 19 flats) this gives a total of 247 flats and 152 houses. Whilst there is no change in the overall number of units (399), the altered balance in favour of more houses was facilitated by additional land released through the grant of listed building consent for demolition of ancillary structures around the centrifuge building.

The site plan showed the flats on the Government House Road frontage to be arranged in the same curved formation as the previously approved single block around two internal courtyards with the landscaped frontage area containing an equipped play space. A further small play space was included at the south-west corner of Phase 4a as in the earlier approval. The western part of the site would contain smaller blocks of flats and terraces of between three and six houses. Four of the flat blocks would sit on top of the bluff above Government House Road with the slopes below being retained as informal landscaping. This western part would contain two small play areas. The commercial units and nursing home would remain as previously approved.

Various reserved matters approvals have been approved subject to this outline permission as follows:

- 56 flats 12/00624/REMPP granted 23 October 2012, Phase 4 East;
- 44 dwellings comprising 21 flats and 23 houses, 12/00776/REM, granted 16 November 2012, Phase 5;
- 44 flats 12/00800/REMPP granted 6 December 2012, Phase 4 West;
- 76 dwellings comprising 67 flats and 9 houses, 14/00008/REM, granted 6 March 2014,

Phase 6 East;

- 37 units comprising 25 flats and 12 houses, 14/00340/REM granted 12 June 2014, Phase 7 and Phase 6 west.

Planning permission, 14/00343/FULPP, was granted in for 26 dwellings comprising 12 one and two bedroom apartments set within two blocks of three storey buildings and 14 two and three bedroom semi detached houses with 52 parking spaces. 9 properties (35%) of this phase were approved as affordable housing. This scheme was an alternative use to the commercial floorspace approved under outline permission (12/00279/OUT) and relates to land to the south of the Farnborough Airshow site and to the west of Coxwell Avenue. This permission was subject to a section 106 legal agreement which secured financial contributions towards SPA mitigation and open space, the affordable housing required for the development and allocation of parking spaces to be secured in freehold and leasehold transfers of properties. This permission is currently being implemented.

Other relevant planning history

In 2007 planning permission, 07/00015/FUL, was granted for the erection of exhibition building (4200 sqm) on the SBAC Airshow site. This was implemented and is known as FIVE.

In May 2011 planning permission, 10/00812/FULPP, was granted on the Farnborough Air Show site, in respect of the hilltop area above the terraces which accommodates the largest exhibition hall during the Air Show to retained the "Hall 4" temporary building for periods totalling up to 160 days per annum (excluding that of the biennial Air Show. Permission was granted to allow the facility to be erected and used for two 80 day exhibition "seasons" in the spring (February to May) and autumn (September to November) during which periods 25 ticketed days of exhibitions would occur, with 25 days being taken for setting up exhibitions and 30 days for the set up and dismantling of the structure. This permission was implemented.

In July 2013 planning permission, 13/00299/REVPP, was granted to vary conditions 3 and 6 of planning permission 10/00812/FULPP to enable 50 ticketed events; 31 between February to May and up to 19 between September and November.

In November 2014 planning permission, 14/00326/FULPP, was granted on the site of Hall 1/1A ETPS Road, for the erection of a permanent two storey exhibition hall (Use Class D1) comprising 21,096 sq m of gross internal exhibition and conference space, meeting rooms, cafe and press media centre. This scheme was envisaged to accommodate conferences primarily in association with the Air Show, however proposed the cessation and transferral (by way of section 106 legal agreement) of the 50 permitted non Air Show ticketed events permitted at Hall 4 as set out above.

In September 2016 planning permission 16/00580/FULPP, was granted on the site of Hall 1/1A ETPS Road, for the erection of a similar conference facility approved in November 2014. As before a permanent two storey exhibition hall (Use Class D1) is proposed with 20,329 sq m of gross internal exhibition and conference space. This scheme is again envisaged to accommodate conferences primarily in association with the Air Show and also proposes the cessation and transferral (by way of a section 106 legal agreement) of the 50 permitted non Air Show ticketed events permitted at Hall 4 as set out above. The legal agreement also contained a clause stating that planning permission 14/00326/FULPP would not be implemented. The 2016 permission has been implemented and the hall is in the process of construction.

The proposed development

The current proposal seeks permission for the erection of 80 dwellings comprising 27 one bed, 52 two bed and 1 three bed apartments with associated car parking, bin and cycle storage, landscaping and footpath improvements to ETPS Road. Five buildings are proposed. Blocks A-D inclusive are laid out as a quadrangle with central amenity space. They are four storeys in height and will provide 68 one and two bedroom apartments. Block E is located at the southern end of the site and is three storeys in height. This will provide 12 dwellings comprising 3 one bedroom, 8 two bedroom and 1 three bedroom apartments. The buildings are sited on the east and south sides of the site with car parking and access provided to the north and west. Their design follows the design principles established on the previous phases of development on the Queens Gate site such as projecting balconies and the use of brick and render as external facing materials. All dwellings comply with the Technical Housing Standards - nationally described space standard, May 2015 published by the Department of Communities and Local Government. Due to the proximity of Farnborough Airport and other commercial uses, a 2.5 metre and 2 metre high acoustic fencing is proposed along the western and northern site boundaries respectively with facade attenuation proposed to ensure that internal noise levels meet with the BS8233 criteria. Communal open space is provided between blocks B, C and E and Queensgate Road. A childrens play space is to be provided to the east of block E. The existing Oaks (one category B1, the other C1) are to be retained with the Sycamore (category C1) shown to be removed. The application is accompanied by a landscape masterplan which includes the planting of trees and hedges to all site boundaries and throughout the car parking areas, ornamental trees within the central amenity space, shrubs, wildflower planting and creation of lawned areas.

Vehicular access is retained via the existing mini roundabout at the junction of ETPS Road and De Havilland Road, which is to be improved, and will form a fourth arm to the north. 153 surface car parking spaces are to be provided comprising 133 resident spaces and 20 visitor spaces. Seven disabled spaces are provided within this number.

Cycle parking is to be provided within 4 enclosed shelters with one cycle space per one bedroom unit and two cycle spaces per two/three bedroom units (cycle store A: 20 ground spaces & 20 stacked spaces; cycle store B/C: 32 ground spaces & 22 stacked spaces; cycle store D: 16 ground spaces & 14 stacked spaces and cycle store E: 14 ground spaces & 14 stacked spaces). A new footway is to be provided to the south of Block E to link into the existing footway on Queensgate Road. A footway link onto Queensgate Road is also to be provided to the south of blocks C and D. Communal refuse storage facilities are provided within each block.

During the construction of phase 5 on the south side of ETPS Road steps were incorporated into the footway. This hinders safe level access to pedestrians particularly parents with prams and the mobility impaired. The current proposal includes a new pedestrian footway (1.8 metres wide) within part of the existing landscaped verge to provide a level route from the south-western phases of the wider development to the highway.

The application is supported by a planning statement, a design and access statement, an arboricultural impact assessment and method statement, a landscape masterplan, a drainage strategy report, a transport assessment, an environmental site assessment, an energy and sustainability technical summary note and a noise assessment.

Consultee Responses

Transportation Strategy Officer	raises no objection to the proposal on highway grounds.
HCC Highways Development Planning	raises no objection to the proposal.
Community - Contracts Manager	raises no objection to the proposal.
Parks Development Officer	raises no objection to the proposal subject to a financial contribution towards open space
Environment Agency	No views received.
Hampshire Fire & Rescue Service	advises that the development should be undertaken in accordance with Approved Document B5 of the Building Regulations and section 12 of the Hampshire Act 1983. Recommendations are also made in respect of access for high reach appliances, water supplies, sprinklers, fire fighting and the environment and timber framed buildings.
Environmental Health	raises no objection to the proposal subject to conditions.
Housing	is satisfied with the provision of 35% affordable housing on the site
Planning Policy	raises no objection to the proposal on policy grounds.
South East Water	No views received.
Surface Water Drainage Consultations	makes various comments on the drainage strategy for the site. Further comments are awaited in respect of the supplementary information received.
TAG	raises no objection to the proposal providing the height of any of the buildings does not exceed 110m Above Ordnance Datum.
Arboricultural Officer	raises no objection to the proposal subject to it being carried out in accordance with the tree protection measures proposed.
Thames Water	advises that in respect of surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. The applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public

sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. It raises no objection in relation to sewerage infrastructure but expects the development to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. This may be dealt with by way of informative.

Neighbours notified

In addition to posting two site notices (one on ETPS Road and one on Queensgate Road) and press advertisement, 188 individual letters of notification were sent to Bedford Court, Centrifuge Way, Cottesmore Place, Coxwell Avenue, De Havilland Road, ETPS Road, Government House Road, Henlow Place, Honington Mews, Hornchurch Square, Langley Walk, Northolt Close and Woodvale Road.

Neighbour comments

Objections have been received from Farnborough International, as operator of the Farnborough Air Show, and 1 ETPS Road on the following grounds:

- the commercial uses to which this site could now be put, closely related to the Farnborough International Exhibition and Conference Centre means that its loss to residential uses is inappropriate;
- there is a clear need for more housing in the Borough but this site is now more appropriately retained for commercial use;
- the Council's 2012 "Key Employment Sites" report prepared by GVA suggests that ".....the opportunity exists to de-allocate the site....". This opportunity may have been appropriate to consider in 2012 but now that the Farnborough International Exhibition and Conference Centre is coming to fruition, it is no longer such an "opportunity"
- there are other available housing sites;
- there are no other suitable commercial sites in such close proximity to the core of the Farnborough International site;
- the opportunity now exists to retain the site in commercial use, as originally planned, and for it to play an important role in support of the new economic hub that the Exhibition and Conference Centre will create;
- the Inland Homes planning application has not demonstrated adequate reason to justify the loss of this employment site relying solely on the wording in the now out of date GVA report;
- a residential scheme immediately adjacent to a large commercial site is inappropriate on grounds of noise and visual impact particularly in relation to the measures required to create a pleasant family residential environment;
- the site is poorly connected with the remainder of the development and relates much more strongly to the Farnborough International site;
- the topography would mean that four storey residential blocks would create a discordant note in views from the Farnborough International site and across the airport looking in a south easterly direction;
- there is a very strong case for the land to be used for commercial purposes in association with the Farnborough International Exhibition and Conference Centre;
- there is very strong industry interest in developing this site for hotel and related uses which is strongly supported in the Council's "Farnborough Hotel Investment Prospectus"; (Officer note this is not an adopted planning document for the purposes of determining planning applications)
- the site provides the opportunity to build and operate a hotel immediately adjacent to the

new conference and exhibition centre which will be mutually beneficial for both, lead to more growth and expansion and generate more revenue in the local economy;

- the prospectus completely supports the case to be retained for commercial use rather than lost to inappropriate residential development;

- the provision of a hotel and associated uses on this site also supports the longstanding Local Plan policy support for the development of exhibition facilities on the Farnborough International site;

- purchased property on the understanding that the site would be for a nursing home, why has it changed and what alternative allocations are there to be made in Rushmoor if this doesn't go ahead;

- if this does go ahead, then Gate D needs to be moved because of traffic queues in the morning;

A representation has been received from 33 Coxwell Avenue advising that with the addition of 80 dwellings to the west side of Queensgate consideration should be given to the width of ETPS Road and expanding it to compensate for added traffic. The respondent suggests that looking at east entry for Queensgate (Cottesmore Place) one can see a wider road access compared to ETPS Road and seeks the imposition of proper measures to facilitate easy flow of vehicles from/to all 3 streets leading from ETPS Road.

A further representation has been received from 1 ETPS Road raising no objection to the planned pavement improvement as it is required urgently as there is no wheelchair or buggy level access into the estate

A representation has been received from 17 Merrill House Kenley Place requesting that a condition should be attached to this application that Inland Homes first repair the serious damage their contractor caused to the roads on the Eastern side of the Queensgate development. He advises that residents have been repeatedly promised by Inland over the last 2 1/2 years that the roads would be repaired, however they have failed to honour these promises. Until they have made the promised repairs, they should not be permitted to make any further development in this area. This issue is also raised in a representation from 1 ETPS Road.

Policy and determining issues

The application site is located within the built up area of Farnborough. As such Policies SS1 (The Spatial Strategy), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Sustainable Construction), CP4 (Surface Water Flooding), CP5 (Meeting Housing Needs and Housing Mix), CP6 (Affordable Housing), CP8 (Supporting Economic Development), CP10 (Infrastructure Provision), CP12 (Open Space, Sport and Recreation), CP13 (Thames Basin Heaths Special Protection Area), CP15 (Biodiversity), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy and "saved" Local Plan Policies ENV13 (Trees and Existing Landscape Features), ENV16 (Development Characteristics), ENV19-19.4 inc (New Landscaping Requirements), ENV22 (Access for People with Disabilities), ENV41-44 (Flood Risk), ENV48, ENV49, ENV50, ENV51 and ENV52 (Environmental Pollution and Noise), FA4 (Queen's Gate Site), H14 (Amenity Space), TR10 (Contributions for Local Transport Infrastructure), and OR4/OR4.1 (Open Space) are relevant to the consideration of this proposal. The Council's adopted planning documents (SPD) on 'Housing Density and Design' (May 2006), 'Planning Contributions - Transport' 2008; and 'Car and Cycle Parking Standards', 2012, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated July 2014 and the advice contained in the National Planning Policy Framework/Planning Practice Guidance are also relevant.

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

Commentary

The principle of development

The site is located within the built-up area of Farnborough and is a component part of the Queens Gate site. Whilst the Rushmoor Core Strategy 2011 identifies the Queens Gate site as a Key Employment Site (Policy CP8), the majority of the site has already been lost to residential use, and the draft Local Plan (Rushmoor Local Plan Preferred Approach), published in June 2015, seeks to de-allocate the site for employment use.

In order to supplement information on future employment land supply in the Borough with qualitative as well as quantitative information, the Rushmoor Key Employment Sites Study (2012) reviewed the nature, role and function of the Key Employment Sites within Rushmoor and concluded that the Queens Gate site is unlikely to meet the future needs of business within the Borough. It observes that much of the site has already been redeveloped for residential use and that new employment use would likely 'conflict with the new neighbouring residential developments'. It commends that 'the site should be de-allocated as a Key Employment Site on the basis that the current and permitted uses are not for employment purposes and it therefore no longer fits the criteria as a Key Employment Site and does not form part of the Borough's Employment Land supply.'

In June 2015, the Council published an Employment Land Allocations Topic Paper, which sets out the context that has informed the draft approach to employment land within the draft Rushmoor Local Plan. Highlighting the findings of the Key Employment Sites Study, it observes that 'consent has been granted for residential development' at the Queens Gate site and that 'development has now commenced'. It explains that, for this reason, 'the site has not been appraised through the ELR (Employment Land Review) and the preferred approach is to de-allocate this site.' The Hart, Rushmoor and Surrey Heath Joint Employment Land Review (2015), commissioned by the Council as part of the process of preparing the draft Local Plan, has assessed 'future floor space needs and land requirements for B-Class employment uses under a range of growth scenarios' within the Functional Economic Area (FEA) of Hart, Rushmoor and Surrey Heath. It concludes that there is 'a substantial pipeline supply of employment land' within the FEA and that the FEA 'has a relatively balanced mix of employment floor space that can support a range of sectors'. Significantly, this conclusion takes account of the loss of the Queens Gate site for employment uses and therefore recognises that it does not have a future role as an employment site.

The Hart, Rushmoor and Surrey Heath Joint Employment Land Review (ELR), commissioned by the Council as part of the process of preparing the draft Local Plan was updated in November 2016 to make use of the most recent evidence and data on employment land take up and employment forecasts. It contains the most up-to-date information on employment sites and premises to assess future floor space need and land requirements for B-Class employment uses within the Hart, Rushmoor and Surrey Heath Functional Economic Area. It corroborates the findings of the Rushmoor Key Employment Sites Study (2012) and the Rushmoor Employment Land Allocations Topic Paper (2015) that the Queens Gate site does not form part of the future supply of employment land within the Borough.

The National Planning Policy Framework (Paragraph 22) states that 'planning policies should avoid the long-term protection of sites allocated for employment use where there is no long-term prospect of a site being used for that purpose'. It further states that 'where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits, having regard to market signals and the relative need for different land uses to support sustainable local communities'.

The principle of residential development is therefore supported on the site.

With regard to the objection from Farnborough International, the site is identified as Key Employment Area (KEA) which seeks to protect employment uses falling within Use Classes B1, B2 and B8. The reason to remove the site as KEA is discussed above. The KEA designation does not make reference to commercial or leisure uses, such as hotels, in relation to other adjoining land uses. As stated above, whilst aspirational, the Farnborough Hotel Investment Prospectus is not a planning document and has not been adopted for development management purposes in the determination of planning applications. The proper planning of new conference and hotel facilities is through the Local Plan process and it is appropriate for all relevant parties to engage fully in this process. There is no indication that the landowner of the current site would entertain a non residential scheme and furthermore the applicants have advised that Farnborough International has no control over the application site and therefore any development aspirations would not necessarily be deliverable. The role of the Local Planning Authority is to determine whether the alternative form of development being proposed is acceptable in planning terms having regard to development plan policy and all other material considerations which are addressed below.

The objection to the loss of the nursing home is noted. Whilst a nursing home was considered to be an acceptable use on the site, this does not preclude alternative forms of development being proposed.

Impact on the character of the area;

The proposal is for the development of 1 three-bed, 52 two-bed and 27 one-bed units. In this respect, Policy CP5 states that 'residential developments will only be permitted which provide a mix of dwelling sizes which are appropriate to the site and contribute to meeting local needs'. Since the adoption of the Core Strategy in 2011, the Government has published the National Planning Policy Framework (NPPF, March 2012). This sets out a 'presumption in favour of sustainable development' to which there are three dimensions: economic, social and environmental. In terms of the social element, the NPPF (Paragraph 7) states that the planning system must provide 'the supply of housing required to meet the needs of present and future generations'. As part of the process for preparing the draft Local Plan, the Council commissioned a joint Strategic Housing Market Assessment (SHMA) with Hart District Council and Surrey Heath Borough Council in 2014 to identify the number of homes and the mix of housing which will be required within the Hart, Rushmoor and Surrey Heath Housing Market Area to meet future need. Given that the evidence suggests that there is, and will continue to be, a high level of demand for smaller dwellings within Rushmoor, particularly those with two or three bedrooms, the mix of dwellings proposed is welcomed.

It is recognised that by virtue of the height, number and footprint of the proposed buildings and having regard to the topography of the site, the proposed development will create a new and different streetscene. The remainder of the Queens Gate site is characterised by a mix of both houses and flats in landscaped environments. The proposed scheme follows this established character. The design of the scheme animates the key edges of the site (east

and south) and focuses car parking in areas that are more obscured from public view and in proximity to Farnborough International/Farnborough Airport. The footprint and scale of buildings are compatible with other flat buildings in the area with new structural landscaping proposed on the Queens Gate Road frontage and throughout the site. The resultant streetscene is considered to be compatible with the established residential character of the area and is acceptable in this location.

The impact on neighbours/adjoining occupiers

The closest residential occupiers are located at Langley Walk and Bedford Court to the east and ETPS Road and Hornchurch Square to the south. Minimum building separation distances in excess of 20 metres (ETPS Road/Hornchurch Square) and 30 metres (Langley Walk/Bedford Court) are proposed. Given these distances, the proposed structural landscaping proposed along the Queensgate Road/ETPS Road boundaries and the general pattern of existing building relationships in the area, no material overbearing or overshadowing impacts nor a material loss of privacy are considered to result to these residential occupiers.

The current situation concerning the steps on ETPS Road is unacceptable in pedestrian safety terms. The proposal includes footpath improvements on ETPS Road to remedy this issue. Given the likely number of traffic movements associated with the new development, it is considered appropriate to impose a condition seeking the provision of the new footpath before development commences on site, to ensure that there would be no potential conflict between existing residents and development traffic.

With regard to the potential impact on land leased to Farnborough International by TAG, it is recognised that the residential occupation will be different from a potential employment use on this land. However, the proposal is comparable to the residential development which is being undertaken on Phase 8 which is immediately adjacent to Farnborough International's southern site boundary. The residential and commercial co-exist, including during the Farnborough Air Show, without material harm to either commercial entity or residential occupier (which seems to have been the case during the 2016 Air Show in relation to existing residential occupiers on the Queens Gate site) and as such no objection is raised to the proposal in this regard.

With regard to the impact on Farnborough Airport, TAG raise no objection to the proposal subject to the height of any building not exceeding 110 metres Above Ordnance Datum. The applicant has confirmed that the tallest building on the site is Block D with a FFL of 83.600AOD. This building is 14.15m high from FFL, therefore it does not exceed the 110m AOD required by TAG. Furthermore it is acknowledged that future residents would be aware of Farnborough Airport when deciding to rent or purchase in this location.

The living environment;

All of the proposed units meet or exceed the standards for minimum gross internal floor area for new dwellings as set by the Department for Communities and Local Government's Technical Housing Standards. It is also noted that residential amenity space is provided in the form of balconies and a communal garden area is centrally located between Blocks A, B, C and D. A children's play area is also proposed adjacent to Block E and green amenity spaces are provided to the east of Blocks B, C and E. To ensure that both are provided and maintained it is considered appropriate to secure the appropriate provision by way of section 106 legal agreement.

Given the proximity of the site to the Farnborough International site and Farnborough Airport, it is appropriate to consider the impact on noise on future residents. In this regard the submitted Noise Assessment reports on a noise monitoring survey undertaken during the Farnborough Airshow between 13 and 17 July 2016 and during a non-event period at the FI site between 18 and 21 July 2016. Environmental Health are satisfied that the assessment can therefore be considered to have assessed the worst-case scenario in relation to what events could possibly take place at the neighbouring Farnborough International site.

The report has identified the need for mitigation measures to be implemented to ensure a satisfactory acoustic environment for future occupants. This includes a 2.5m high acoustic fence along the western boundary with a minimum level of building envelop insulation, and habitable rooms overlooking the Farnborough International site and the road being provided with an additional means of ventilation, again meeting a minimum acoustic specification. In addition a 2 metre high acoustic fence is proposed along the northern boundary.

Subject to the level of mitigation recommended within the Entran Noise Assessment report, dated November 2016 being implemented within the completed scheme, Environmental Health raises no objection to the proposal and consider a satisfactory noise environment can be achieved for future residents.

With regard to the question of contaminated land, the submitted Environmental Site Assessment Report discusses the limited intrusive soil investigation of the site. The report discusses the results of this investigation in the context that the site will have a commercial end use and concludes that no remedial measures are anticipated. However, when the results are assessed against the residential generic assessment criteria (GAC) rather than the commercial GACs then it is apparent that a number of parameters exceeded their respective GACs. In addition, investigations were hampered by not being able to access much of the site so only limited samples were taken from half the site. Further investigation is required to provide a robust assessment of site conditions and to develop an appropriate remedial strategy for the residential end use to ensure a safe development. This may be secured by way of condition.

It is also considered appropriate to seek a lighting strategy for the car parking areas in the interests of visual amenity and highway/resident safety. This may be secured by way of condition.

The objection from Farnborough International in respect of the juxtaposition between the proposed dwellings, their site and that of Farnborough Airport is noted. Proximity to a source of noise does not in itself make a development unacceptable. The question is whether any resultant impact may be mitigated such that a satisfactory noise environment may be achieved. In this case the issue has been considered in detail and, as set out above, Environmental Health raise no objection to the proposal in this regard. The applicant has also confirmed that whilst the submitted noise impact assessment references the permitted growth of the airport up to 2019, it should be noted that the mitigation strategy has incorporated a significant element of overdesign to account for speculative future growth of the airport.

Provision of Affordable Housing

The proposal is for 80 residential dwellings. Policy CP6 requires a 'minimum of 35% of dwellings on sites of more than 15 or more net dwellings' to be in the form of affordable housing, subject to site viability. 35% of the proposed units are to be provided as affordable housing within Blocks C (16 units) and E (12 units). This is to be secured by way of a section

106 legal agreement which the applicant is in the process of completing. Subject to this the proposal makes appropriate provision for affordable housing and is acceptable for the purposes of policy CP6.

Highways Considerations

The proposal is for a development of 80 flats on a site previously considered for a Nursing Home. The flats would comprise 27 x 1 bed flats and 52 x 2/3 bed flats, using our Car and Cycle Parking Standard SPD there should be a total of 131 spaces on the basis of one space for a one bed flat and two spaces for a two bed flat. The Transportation Strategy Officer has been consulted on this application and confirms that our standard also requires visitor spaces on the basis of one space for every 3 x 1 bed properties and one visitor space for every 5 properties of more than 1 bedroom; this would require a further 20 visitor spaces so the proposal which shows a site layout with 153 spaces meets our parking standard which would require $131 + 20 = 151$ spaces. As with previous legal agreements on the wider Queens Gate site, it is proposed to secure allocation and linkage by freehold ownership in perpetuity of parking spaces to individual dwellings in accordance with an agreed schedule. The layout shows the inclusion of 7 disabled bays which are more than 5% of the parking spaces, which meets the standard. The cycle parking standard is met in full.

A tracking diagram for the Rushmoor refuse freighter has been included in the Transport Assessment which shows that access is achievable to each of the bin store locations.

The road layout within the development appears to consist of 4.8m carriageway width with a footway on at least one side of the carriageway which should be 1.8m minimum width. The layout is satisfactory as a car park for residents cars but the Transportation Strategy Officer would wish to see provision for a development of this scale to consider where delivery vehicles (parcel courier and supermarket delivery vehicles) would service and turn round. To this end the Transport Assessment illustrates the swept path analysis for Refuse Vehicles, Fire Engines, and Light Good Vehicles within the site.

The TA includes a diagram showing a satisfactory sight lines of greater than 25m for the approach to the roundabout junction with ETPS Road, which is sufficient for a 20mph speed. The application also now satisfactorily addresses the concern about pedestrian access across ETPS Road with a footway to the standard 1.8m width.

A modification to the existing roundabout has been drawn, confirmation about the extent of highway adoption should be provided with the application as there may be highway standards that need to be checked in terms of what HCC may require for adoption under a Section 38 agreement. The applicant has confirmed it is not their intention to offer any of the Highway within the application boundary up for adoption.

Regarding the transport contribution, the County Highway Authority agrees that the existing contribution secured in S106 Agreement dated 27th July 2012, which considered trips generated by the previously permitted care home, will be adequate to suitably mitigate the proposed alternative residential dwellings and that no further S106 contribution is required over and above that already received for this site. The applicant has advised that the transport contributions required under this agreement have been paid. Confirmation is awaited from the County Highway Authority in this regard.

The extant permission includes a Travel Plan secured specifically for the Care Home. The County Highway Authority has confirmed that this would no longer be required should the proposed residential dwellings come forward instead of the care home and these additional

dwelling should be incorporated into the existing Residential Travel Plan. However as the proposed scheme is under the threshold for which a residential travel plan may be sought (100 dwellings) this matter is not being pursued.

Landscaping and Open Space

Communal amenity and play areas are proposed within the site. To ensure that both are provided and maintained it is considered appropriate to secure this provision by way of section 106 legal agreement.

The Local Plan seeks to ensure that adequate open space provision is made to cater for future residents in connection with new residential developments. "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. Open Space requirements comprise three elements; amenity area/parkland, childrens play area and sports pitches.

However following the introduction of the Community Infrastructure Levy Regulations 2010 as amended local planning authorities are no longer able to take contributions for open space where more than five contributions have been received for particular projects. Having regard to this the Parks Development Officer has confirmed that 5 or more contributions have been secured in respect of play space and pitches for projects in the vicinity of the site. Given this a contribution is only sought in respect of amenity area/parkland ie habitat improvement works to pond area at Napier Gardens Farnborough. This contribution is to be secured by way of a section 106 agreement which the applicant is in the process of completing. Subject to this, no objection is raised to the proposal within the terms of Policy OR4.

Nature Conservation

The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy is now in place. This comprises two elements - Suitable Alternative Natural Greenspaces (SANGS) at Hawley Meadows/Blackwater Park and Southwood II to divert additional recreational pressure away from the Thames Basin Heaths Special Protection Area (TBHSPA) and a range of Strategic Access Management and Monitoring Measures to avoid displacing visitors from one part of the TBHSPA to another and to minimize the impact of visitors on the TBHSPA. The proposal meets the criteria against which requests to allocate capacity at Hawley Meadows/Blackwater Park and Southwood II SANGS will be considered. In accordance with the strategy the applicant has agreed to make the requisite financial contribution. The applicant is in the process of completing the necessary agreement and on this basis no objection is raised to the proposal in terms of its impact on the TBHSPA having regard to the above strategy and development plan policy.

Flood Risk and drainage Issues;

Policy CP4 states that 'all new buildings, and the development of car parking and hard standing, will incorporate Sustainable Drainage Systems (SUDS) with the aim of returning run-off rates and volumes back to the original greenfield discharge to prevent flooding and to ensure the quality of local water'. It is noted that the proposal has incorporated sustainable drainage systems (SUDS) in the form of permeable paving and that the applicant has provided details of the proposed drainage strategy for surface water and the maintenance of the drainage system. It is also noted that the surface water strategy has taken into account

the 1-in-100-year + climate change flood scenario. No views have been received from the Environment Agency in respect of this proposal. Hampshire County Council as Lead Local Flood Authority has supplied further information to be taken into account when considering the surface water drainage for this site. The applicant has considered this and provided further information. Hampshire County Council has been consulted on these details and an update will be given to the meeting. Thames Water raises no objection to the proposal in terms of surface water drainage or sewerage infrastructure capacity subject to an informative concerning groundwater discharges into the public sewer. This matter may be dealt with by way of informative. Subject to any views received from Hampshire County Council as Lead Local Flood Authority and the imposition of a condition to secure an appropriate SUDS strategy no objection is raised to the proposal in terms of policy CP4.

Renewable Energy and Sustainability

Following the Royal Assent of the Deregulation Bill 2015 (26 March 2015) the government's current policy position is that planning permissions should not be granted requiring or subject to conditions requiring, compliance with any technical housing standards for example the Code for Sustainable Homes, other than for those areas where authorities have existing policies. In Rushmoor's case this means that we can require energy performance in accordance with Code Level 4 as set out in policy CP3 of the Rushmoor Core Strategy. The application is accompanied by an energy and sustainability technical summary note. The energy calculations undertaken for the proposed development has demonstrated a total carbon reduction of 19.5% against Part L1A Building Regulations 2013 which exceeds the Code Level 4 requirements. Subject to evidence being provided which demonstrates that energy efficiency measures to meet Code Level 4 have been achieved for each building, which may be secured by way of condition, no objection is raised to the proposal in terms of policy CP3.

Conclusion

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

Full Recommendation

It is recommended that subject to the resolution of any outstanding drainage issues with Hampshire County Council as Lead Local Flood Authority and the completion of a section 106 legal agreement to

- secure 35% affordable housing provision within the site in accordance with the agreed plan and phasing schedule;
- financial contributions towards open space and SPA mitigation as set out above;
- fitting out and maintenance in perpetuity of the communal spaces/play area shown on the submitted plans prior to the occupation of any residential unit;
- allocation and linkage by freehold ownership in perpetuity of parking spaces to individual

dwellings in accordance with an agreed schedule.

by 2 March 2017 that the Head of Planning in consultation with the Chairman be authorised to **GRANT** planning permission subject to the following conditions and informatives. If the requisite agreement is not completed by 2 March 2017, it is recommended that planning permission be **REFUSED** on the grounds that the development does not make appropriate provision for affordable housing, car parking or open space and does not mitigate its impact on the Thames Basin Heaths Special Protection Area.

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

Reason - To ensure satisfactory external appearance.*

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

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

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

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

- 5 With the exception of the acoustic fencing as shown on the approved plans no works shall start on site until details of all screen and boundary walls, fences, hedges or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property.*

- 6 The refuse bin and cycle storage facilities relevant to the building to which they are to serve as shown on the approved plans shall be provided and made available for use prior to the occupation of any part of that building to which they relate and thereafter retained in accordance with the approved details.

Reason - To safeguard the amenities of the area and to promote alternative modes of transport.*

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995, (or any Order revoking and re-enacting that Order), no vehicular or pedestrian entrance shall be formed onto Queensgate Road or ETPS Road other than those shown on the approved plans.

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

- 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.

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

- i) programme of construction work;
- ii) the provision of long term facilities for contractor parking;
- iii) the arrangements for deliveries associated with all construction works;
- iv) methods and phasing of construction works;
- v) access and egress for plant and deliveries;
- vi) protection of pedestrian routes during construction;
- vii) location of temporary site buildings, site compounds, construction materials and plant storage areas;
- viii) controls over dust, noise and vibration during the construction period;
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period
- x) lorry routing; and
- xi) provision for the on site parking and turning of construction vehicles

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

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

- 10 Notwithstanding the details shown on the landscape masterplan, no works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved. 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 to which they relate or the practical completion of the development, whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

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

- 11 Prior to the commencement of the development details of the provision to be made for street lighting for the site including the car parking areas shall be submitted for the approval of the Local Planning Authority . Such provision to include measures to prevent spillage and light pollution. Once approved the lighting shall be installed in accordance with these details prior to the first occupation of that part of the development to which they relate and thereafter retained and maintained.

Reason - In the interests of visual and residential amenity and having regard to the proximity of Farnborough Airport.

- 12 The existing trees which are to be retained shall be protected from damage during site clearance and works in accordance with the recommendations and measures as set out Arboricultural Impact Assessment and Method Statement prepared by ACD Environmental dated 23 November 2016

Reason - To preserve the amenity value of the retained trees.*

- 13 No building shall be occupied until the off-street parking facilities shown on the approved plans relevant to that building have been completed and made ready for use by the occupiers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development) and shall not be used for the storage of caravans, boats or trailers. *

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

- 14 No part of the development hereby approved shall be used or occupied until the means of vehicular access, including the improvements to the roundabout on ETPS Road, has been completed and made available for use.

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

- 15 Prior to the commencement of development the proposed footway improvements to the south side of ETPS Road as shown on drawing number 16039-01-101 rev C shall be completed in full and made available for use by the public.

Reason - In the interests of pedestrian safety

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

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

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

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

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

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

- 17 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

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

- 18 Prior to the occupation of any part of the development the acoustic fencing as shown the approved plans and as set out in the Noise Assessment prepared by Entran Limited dated November 2016 shall be erected and thereafter retained and maintained for its designated purpose.

Reason - To ensure that a satisfactory noise environment is created for future residents.

- 19 The noise mitigation measures for the buildings as set out in the Noise Assessment by Entran Limited dated November 2016 shall be implemented in full prior to the first occupation of each building to which they relate and thereafter maintained and retained.

Reason - To ensure that a satisfactory noise environment is created for future residents.

- 20 Notwithstanding any information submitted with the application, prior to the commencement of development details of measures to incorporate Sustainable Drainage Systems (SUDS) or other appropriate drainage measures into the

development shall be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be implemented in full prior to the first occupation of the development and retained in perpetuity.

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

- 21 Within six months of first occupation of each building evidence shall be submitted to the Local Planning Authority demonstrating that measures to meet the energy performance standards in accordance with Code Level 4 for Sustainable Homes or equivalent have been implemented relevant to that building. Such measures shall be retained in perpetuity.

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

- 22 No works shall start on site until details of communal aerial/satellite facilities for each building have been submitted to and approved in writing by the Local Planning Authority or written confirmation that a cable system will be used for each building. The approved system shall then be installed and made operational before the relevant buildings are occupied. *

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

- 23 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1730/01, 02B, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 50, 51, 52, 53, 54, 55, 56, 16039-01-101 rev C and 15046-TOPO.

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

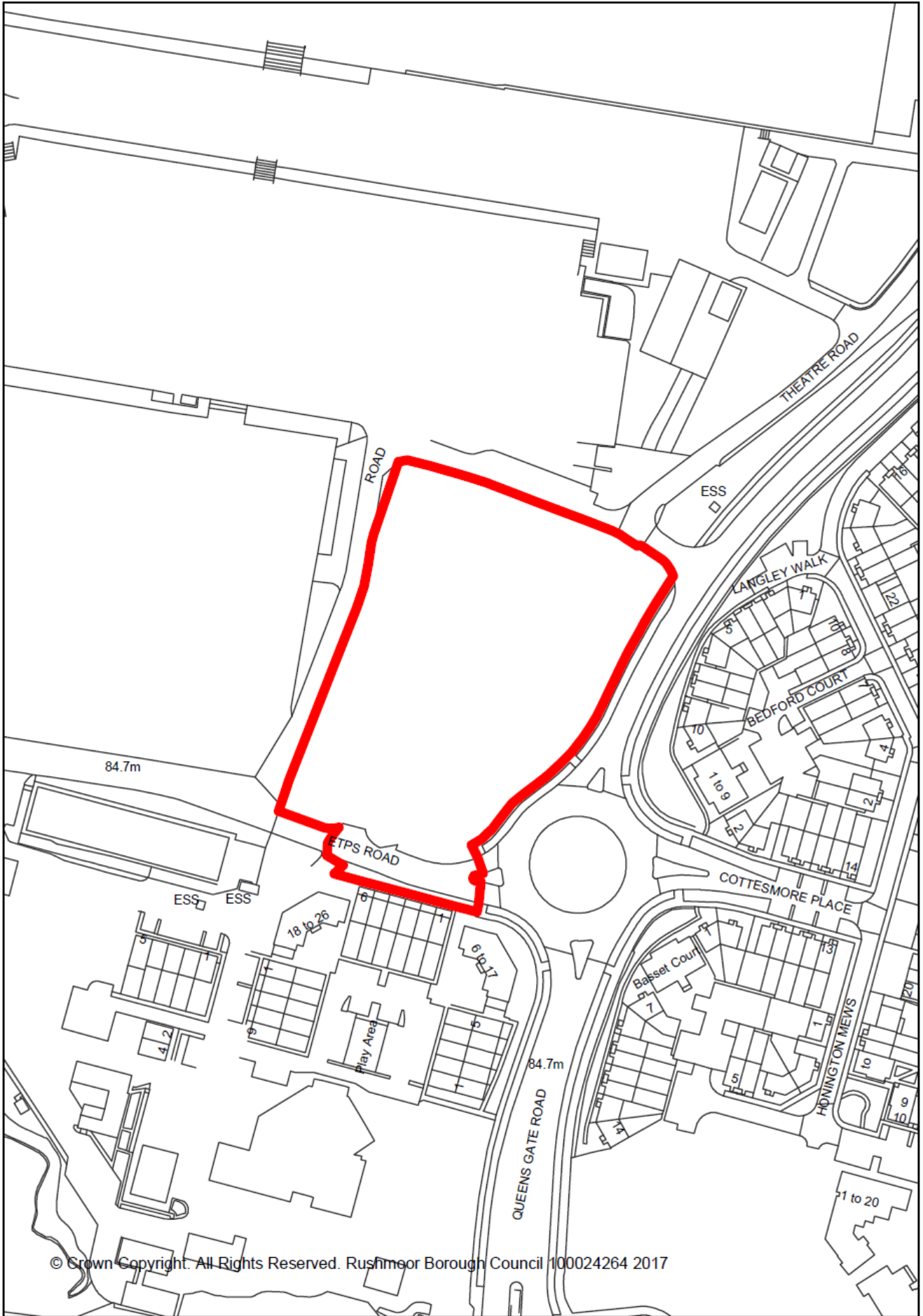
Informatives

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, free of charge, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposal is acceptable in principle. It would have an acceptable impact on the character of the area, it will create a satisfactory living environment for future occupiers, have an acceptable impact on adjoining non-residential and residential occupiers and meets the functional requirements of the development. The proposal is acceptable in highway terms, it addresses public open space, makes an appropriate contribution towards SPA mitigation measures and secures appropriate affordable housing provision and energy efficiency measures. It complies with development plan policies, the Council's adopted Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and the National Planning Policy Framework/Planning Practice Guidance. 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 - This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 5 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
 - a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.
- 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 - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 8 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 9 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.

- 10 INFORMATIVE - Future occupiers of the development should be made aware that aircraft approaching and departing TAG Farnborough Airport could be seen, and (dependent on weather conditions and ambient noise from other sources) heard from the application site.
- 11 INFORMATIVE - A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.
- 12 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.
- 13 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.
- 14 INFORMATIVE - The applicant is advised that during the demolition and construction phases of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.







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	16/00323/FUL	Ward: Rowhill
Applicant:	Mr M Huassin	
Decision:	Permission Refused	
Decision Date:	06 January 2017	
Proposal:	Alterations and erection of first-floor rear extension to facilitate conversion of existing 4 bedroom maisonette on 1st and 2nd floors into two self-contained flats (3-bedroom flat on first floor and 1-bedroom flat on second floor)	
Address	The Rising Sun 96 Queens Road Aldershot Hampshire GU11 3JU	

Application No	16/00511/REV	Ward: Wellington
Applicant:	Mr Thorne	
Decision:	Permission Granted	
Decision Date:	17 January 2017	
Proposal:	MATERIAL MINOR AMENDMENT : retention of new external door, new windows and painted render finish in Grosvenor Road ground floor frontage of building to provide self-contained access to one of the studio flats approved by planning permission 12/00952/COU dated 11 February 2013	
Address	3 - 5 Grosvenor Road Aldershot Hampshire GU11 1DL	

Application No 16/00578/EDCPP Ward: Empress

Applicant: The Trustees Of The Institute Of Christian

Decision: **Development is Lawful**

Decision Date: 20 December 2016

Proposal: Application for a lawful development certificate of existing use for use of building as a 17 bedroom residential care home falling within Use Class C2 as defined by the Town and Country Planning (Use Classes) Order 1987 as amended with associated amenity space, car parking and vehicular access from Ship Lane

Address **La Fosse House 129 Ship Lane Farnborough Hampshire GU14 8BH**

Application No 16/00579/EDCPP Ward: Empress

Applicant: The Trustees Of The Institute Of Christian

Decision: **Development is Lawful**

Decision Date: 20 December 2016

Proposal: Application for lawful development certificate for existing use of building as a detached dwelling within Use Class C3 as defined by the Town and Country Planning (Use Classes) Order 1987 as amended with associated garden, parking and vehicular access from Ship Lane.

Address **Orchard Rise 127 Ship Lane Farnborough Hampshire GU14 8BH**

Application No 16/00600/CONDPP Ward: West Heath

Applicant: Bugler Developments Ltd

Decision: **Conditions details approved**

Decision Date: 15 December 2016

Proposal: Submission of details to comply with conditions 3 (surfacing materials) and 4 (boundary treatment) attached to planning permission 15/00920/FULPP dated 7 March 2016 in respect of the demolition of existing structures and erection of a pair of semi detached three bedroom houses and a terrace of 3 three bedroom houses with associated access, parking and landscaping

Address **Garages Heathlands Close Farnborough Hampshire**

Application No 16/00630/COND Ward: Knellwood

Applicant: Mr A Ward

Decision: **Conditions details approved**

Decision Date: 22 December 2016

Proposal: Submission of details to comply with conditions 2 (external materials), 3 (surfacing materials), 4 (site levels), 5 (boundary treatment), 7 (construction method statement), 8 (landscaping), 12 (SUDS), 13 (energy performance) and 16 (arboricultural method statement) attached to planning permission 16/00063/FULPP dated 27 April 2016 in respect of the demolition of existing buildings at 2 Rectory Road and erection of a two storey building with accommodation in the roofspace to provide 4 two bedroom flats and 2 one bedroom flats with revised access and associated car parking and landscaping.

Address **Dawn House 2 Rectory Road And Land At 4 Rectory Road
Farnborough Hampshire**

Application No 16/00684/FULPP Ward: Wellington

Applicant: c/o agent

Decision: **Permission Granted**

Decision Date: 13 December 2016

Proposal: Minor infrastructure works including additional earthwork embankments relating to the provision of approved Government Road highway works (Aldershot Urban Extension).

Address **Land Including Canal Bridge At Government Road Aldershot
Hampshire**

Application No 16/00703/REVPP Ward: North Town

Applicant: YBC Cleaning Services Limited

Decision: **Permission Granted**

Decision Date: 08 December 2016

Proposal: MATERIAL MINOR AMENDMENT : Amendments to development approved by planning permission 13/00295/FULPP dated 11 July 2013 as amended by planning permission 15/00765/REVPP dated 2 December 2015 comprising revised site and floor layouts and elevational alterations; submission of revised details of means of enclosure, bin & cycle stores, construction phasing and parking space allocation

Address **161 North Lane Aldershot Hampshire GU12 4TA**

Application No 16/00721/FULPP Ward: Manor Park
Applicant: Mr Paul Riat
Decision: **Permission Granted**
Decision Date: 21 December 2016
Proposal: Change of use of ground floor shop to 3-bedroom flat with associated alterations
Address **185 Victoria Road Aldershot Hampshire GU11 1JU**

Application No 16/00722/FULPP Ward: Knellwood
Applicant: Mr R Lloyd
Decision: **Permission Granted**
Decision Date: 29 November 2016
Proposal: Retention of rear extension to existing garage and conversion of garage to habitable rooms
Address **24 Church Road East Farnborough Hampshire GU14 6QJ**

Application No 16/00737/CONDPP Ward: North Town
Applicant: McDonald's Restaurants Ltd
Decision: **Conditions details approved**
Decision Date: 02 December 2016
Proposal: Submission of details to comply with condition 3 (surfacing materials) pursuant to planning permission 16/00411/FULPP dated 20 July 2016 in respect of the erection of restaurant with drive-through and takeaway facility (Use Class A3 /A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane)
Address **225 Ash Road Aldershot Hampshire GU12 4DD**

Application No 16/00738/CONDPP Ward: North Town

Applicant: McDonald's Restaurants Ltd

Decision: **Conditions details approved**

Decision Date: 14 December 2016

Proposal: Submission of details to comply with condition 15 (means of extraction) pursuant to planning permission 16/00411/FULPP dated 20 July 2016 in respect of the erection of restaurant with drive-through and takeaway facility (Use Class A3 /A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane)

Address **225 Ash Road Aldershot Hampshire GU12 4DD**

Application No 16/00745/CONDPP Ward: North Town

Applicant: McDonald's Restaurants Ltd

Decision: **Conditions details approved**

Decision Date: 02 December 2016

Proposal: Submission of details to comply with condition 23 (acoustic fencing) pursuant to planning permission 16/00411/FULPP dated 20 July 2016 in respect of the erection of restaurant with drive-through and takeaway facility (Use Class A3 /A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane)

Address **225 Ash Road Aldershot Hampshire GU12 4DD**

Application No 16/00761/CONDPP Ward: Empress

Applicant: Calidus Limited

Decision: **Conditions details approved**

Decision Date: 23 December 2016

Proposal: Submission of details to comply with conditions 2 (external materials), 3 (surfacing materials), 5 (boundary treatment), 7 (construction method statement), 12 (SUDS) ,13 (energy efficiency), 14 (parking allocation) and 15 (communal aerial/satellite facilities) attached to planning permission 15/00925/FULPP dated 5 July 2016 in respect of the redevelopment of existing surplus car park to provide 10 apartments (4 one bed and 6 two bedroom) with associated car and cycle parking, landscaping, amenity space, bin storage and vehicular access from Sarah Way

Address **Land Off Sarah Way, To The Rear Of 49-51 Victoria Road
Farnborough Hampshire**

Application No 16/00767/CONDPP Ward: North Town

Applicant: McDonald's Restaurants Ltd

Decision: **Conditions details approved**

Decision Date: 02 December 2016

Proposal: Submission of details to comply with condition 2 (external materials) pursuant to planning permission 16/00411/FULPP dated 20 July 2016 in respect of the erection of restaurant with drive-through and takeaway facility (Use Class A3 /A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane)

Address **225 Ash Road Aldershot Hampshire GU12 4DD**

Application No 16/00772/CONDPP Ward: St Mark's

Applicant: Mr Tajul Islam

Decision: **Conditions details approved**

Decision Date: 15 December 2016

Proposal: Submission of details to comply with conditions 3 (external materials), 4 (landscaping), 7 (SUDS), 9 (boundary treatment) and 11 (energy efficiency) attached to planning permission 15/00041/FULPP granted on appeal 25 November 2015 in respect of the erection of a pair of semi detached three bedroom houses with associated access and parking from Peabody Road

Address **Land At Junction Peabody Road Queens Road Farnborough Hampshire**

Application No 16/00789/CONDPP Ward: St Mark's

Applicant: Royal London Mutual Insurance Society Li

Decision: **Conditions details approved**

Decision Date: 15 December 2016

Proposal: Submission of details to comply with conditions 4 (levels), 7 (construction method statement), 15 (lighting strategy) and 17 (SUDS) attached to planning permission 16/00007/FULPP dated 6 May 2016 in respect of 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 16/00794/FULPP Ward: Fernhill
Applicant: Rethink Property Management Ltd.
Decision: **Permission Granted**
Decision Date: 17 January 2017
Proposal: Permitted Development change of use from dwellinghouse (Use Class C3) to small house in multiple occupation (Use Class C4)
Address **8 Blackthorn Crescent Farnborough Hampshire GU14 9AF**

Application No 16/00797/FULPP Ward: St Mark's
Applicant: Mr Rodney Raggett
Decision: **Permission Granted**
Decision Date: 16 December 2016
Proposal: Change of use of 37-41 Cross Street from 14 Bed Sits and 61 Southampton Street from 11 Bed HMO to 12 x one bedroom flats
Address **37-41 Cross Street And 61 Southampton Street Farnborough Hampshire**

Application No 16/00804/ADVPP Ward: Empress
Applicant: Decathlon UK Ltd
Decision: **Permission Granted**
Decision Date: 09 December 2016
Proposal: Display 2 internally and 4 externally illuminated fascia and product signs and one non illuminated goods in sign.
Address **Unit A-B Princes Mead Farnborough Hampshire**

Application No 16/00807/FUL Ward: Knellwood
Applicant: Mr M Mobsby
Decision: **Permission Granted**
Decision Date: 06 December 2016
Proposal: Erection of a two storey front and side extension, single storey rear extension and an attached garage to side
Address **15 The Crescent Farnborough Hampshire GU14 7AR**

Application No 16/00808/TPOPP Ward: Knellwood
Applicant: Mr Brocklehurst
Decision: **Permission Granted**
Decision Date: 14 December 2016
Proposal: One Oak (T1 of TPO 200) reduce two lowest limbs towards house by no more than 4 metres
Address **12 Rectory Road Farnborough Hampshire GU14 7BZ**

Application No 16/00812/FULPP Ward: Rowhill
Applicant: Mr Manoj Kuriakose
Decision: **Permission Granted**
Decision Date: 06 December 2016
Proposal: Demolition of existing garage and erection of a 2 storey side extension
Address **78 Rowhill Avenue Aldershot Hampshire GU11 3LP**

Application No 16/00824/CONDPP Ward: North Town
Applicant: McDonald's Restaurants Ltd
Decision: **Conditions details approved**
Decision Date: 15 December 2016
Proposal: Submission of details to comply with condition 21 (closure of existing access/new kerb/footpath details) attached to planning permission 16/00411/FULPP dated 20 July 2016 in respect of the erection of restaurant with drive-thru and takeaway facility (Use Class A3 / A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane)
Address **225 Ash Road Aldershot Hampshire GU12 4DD**

Application No 16/00825/FULPP Ward: Wellington
Applicant: Mr Harka Gurung
Decision: **Permission Granted**
Decision Date: 22 December 2016
Proposal: External alterations to facilitate conversion of existing monk's bedroom into female W/C at ground floor, and first floor extension to create 3 monk's rooms with ensuite, meeting/meditation room and male W/C
Address **8 High Street Aldershot Hampshire GU11 1DJ**

Application No 16/00826/CONDPP Ward: Empress
Applicant: JLT Pension Trustees Limited & Malcolm
Decision: **Conditions details approved**
Decision Date: 03 January 2017
Proposal: Submission of details pursuant to Condition Nos.5 (bat survey) and 9 (tree protection measures) of planning permission 16/00490/FULPP dated 11 August 2016
Address **2 Clockhouse Road Farnborough Hampshire**

Application No 16/00828/TPOPP Ward: Empress
Applicant: Its Your Place
Decision: **Permission Granted**
Decision Date: 06 December 2016
Proposal: Remedial work to various trees as per submitted schedule (all trees part of group G2 of TPO 422A) address has been changed
Address **Land Affected By TPO 422A - At Farnborough Business Park Farnborough Road Farnborough Hampshire**

Application No 16/00830/TPOPP Ward: St John's
Applicant: Mrs Vera Ivanova
Decision: **Permission Granted**
Decision Date: 06 December 2016
Proposal: One English Oak (part of group G2 of TPO 365 as shown in attached plan) cut back branches in line with the far edge of the access path to house by no more than 2 metres back to suitable live secondary growth and remove deadwood
Address **9 Maple Avenue Farnborough Hampshire GU14 9UR**

Application No 16/00831/FULPP Ward: Cherrywood
Applicant: Lal Bahadur Gurung
Decision: **Permission Granted**
Decision Date: 15 December 2016
Proposal: Demolition of existing attached outbuilding and erection of a single storey side extension and front porch
Address **10 Lancaster Way Farnborough Hampshire GU14 8JA**

Application No 16/00833/FULPP Ward: Cherrywood
Applicant: Mr Chandra Gurung
Decision: **Permission Granted**
Decision Date: 15 December 2016
Proposal: Demolition of existing attached outbuilding and erection of a single storey side extension and front porch
Address **11 Lancaster Way Farnborough Hampshire GU14 8JA**

Application No 16/00834/TPO Ward: West Heath

Applicant: Mr Carl Taylor

Decision: **Permission Granted**

Decision Date: 05 December 2016

Proposal: One Oak (T1 of TPO 360) reduce overhang on Bowling Green back to previous pruning points. One Oak (T2 of TPO 360) in garden of 2 Varney Close Farnborough, reduce higher crown by no more than 2.5 metres, to blend into crown of Oak (T1)

Address **Land Affected By TPO 360- At Varney Close, Horn Road Farnborough Hampshire**

Application No 16/00836/TPO Ward: Knellwood

Applicant: Mr Walter Noronha

Decision: **Permission Granted**

Decision Date: 05 December 2016

Proposal: Two Oaks (T17 of TPO 432A and T2 of TPO 296A) lift crown to no more than 5.2 metres from ground level and crown thin by no more than 10%

Address **46 Avenue Road Farnborough Hampshire GU14 7BH**

Application No 16/00842/CONDPP Ward: North Town

Applicant: McDonald's Restaurants Ltd

Decision: **Conditions details approved**

Decision Date: 02 December 2016

Proposal: Submission of details to comply with condition 8 (construction management plan) attached to planning permission 16/00411/FULPP dated 20 July 2016 for the erection of restaurant with drive-through and takeaway facility (Use Class A3 /A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane).

Address **225 Ash Road Aldershot Hampshire GU12 4DD**

Application No 16/00845/FULPP Ward: Knellwood
Applicant: Chris Gare
Decision: **Permission Granted**
Decision Date: 20 December 2016
Proposal: Erection of an attached garage
Address **Old White Lodge 183 Sycamore Road Farnborough Hampshire GU14 6RF**

Application No 16/00848/LBCPP Ward: St Mark's
Applicant: Aspire Defence Services Ltd
Decision: **Permission Granted**
Decision Date: 21 December 2016
Proposal: LISTED BUILDING CONSENT : Full replacement of existing slate roof with new slates, including replacement membrane, battens/counter battens, soffits and fascias
Address **Old Military Swimming Baths Queens Avenue Aldershot Hampshire**

Application No 16/00849/ADVPP Ward: Cove And Southwood
Applicant: Nuffield Health
Decision: **Permission Granted**
Decision Date: 09 December 2016
Proposal: Continued display of replacement of internally-illuminated wall mounted sign on the north east elevation of the building and continued display of replacement totem sign at car park entrance
Address **20 Links Way Farnborough Hampshire GU14 0NU**

Application No 16/00852/FULPP Ward: Knellwood
Applicant: Mr P King
Decision: **Permission Granted**
Decision Date: 30 November 2016
Proposal: Erection of a part single and part two storey side extension, single storey side extension and new front porch
Address **33 Church Avenue Farnborough Hampshire GU14 7AT**

Application No 16/00854/TELE Ward: North Town
Applicant: BT Payphones
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Holly Road Aldershot Hampshire**

Application No 16/00855/TELE Ward: Rowhill
Applicant: BT Payphones
Decision: **Permission Refused**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Queens Road Aldershot Hampshire**

Application No 16/00856/TELE Ward: Aldershot Park
Applicant: BT Payphones
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Lower Farnham Road Aldershot Hampshire**

Application No 16/00857/TELE Ward: Aldershot Park
Applicant: BT Payphones
Decision: **Permission Refused**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Ash Road Aldershot Hampshire**

Application No 16/00858/TELE Ward: West Heath
Applicant: BT Payphones
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Fernhill Road Farnborough Hampshire**

Application No 16/00859/TELE Ward: Cherrywood
Applicant: BT Payphones
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Prospect Avenue Farnborough Hampshire**

Application No 16/00860/TELE Ward: Knellwood
Applicant: BT Payphones
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Longleat Square Farnborough Hampshire**

Application No 16/00861/TELE Ward: Knellwood
Applicant: BT Payphones
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Farnborough Road Farnborough Hampshire**

Application No 16/00862/TELE Ward: West Heath
Applicant: BT Payphones
Decision: **Permission Refused**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Giffard Drive Farnborough Hampshire**

Application No 16/00863/TELE Ward: St Mark's
Applicant: BT Payphones
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Netley Street Farnborough Hampshire**

Application No 16/00864/TELE Ward: St Mark's
Applicant: BT Payphones
Decision: **Permission Refused**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Lynchford Road Farnborough Hampshire**

Application No 16/00865/TELE Ward: St John's
Applicant: BT Payphones
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Broomhill Road Farnborough Hampshire**

Application No 16/00866/TELE Ward: St John's
Applicant: BT Payphones
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Minley Road Farnborough Hampshire**

Application No 16/00867/TELE Ward: St John's
Applicant: BT Payphones
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Whetstone Road Farnborough Hampshire**

Application No 16/00868/TELE Ward: Fernhill
Applicant: BT Payphones
Decision: **Permission Refused**
Decision Date: 16 January 2017
Proposal: CONSULTATION FROM BT: Removal of payphone
Address **Telephone Box Pinewood Park Farnborough Hampshire**

Application No 16/00876/TPO Ward: Empress
Applicant: Mrs Karen Lipyeat
Decision: **Permission Refused**
Decision Date: 22 December 2016
Proposal: Fell one Spruce (G22 on TPO 368 plan) to ground level
Address **Parklands 45A Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 16/00879/FULPP Ward: Aldershot Park
Applicant: Mr Daniel Cook
Decision: **Permission Granted**
Decision Date: 30 November 2016
Proposal: Erection of a part single and part two storey rear extension and formation of a front and side dormer windows
Address **155 Lower Farnham Road Aldershot Hampshire GU11 3RA**

Application No 16/00881/MMA Ward: St Mark's
Applicant: Mr Irfan Nakip
Decision: **Permission Granted**
Decision Date: 05 December 2016
Proposal: Material Minor Amendment - Variation to condition 2 attached to planning permission 16/00555/FUL dated 13th September 2016 to allow an amended design of the acoustic enclosures for two external chiller units to rear of property
Address **129 Lynchford Road Farnborough Hampshire GU14 6ET**

Application No 16/00889/CONDPP Ward: North Town
Applicant: McDonald's Restaurants Ltd
Decision: **Conditions details approved**
Decision Date: 19 January 2017
Proposal: Submission of details to comply with condition 13 (lighting strategy) attached to planning permission 16/00411/FULPP dated 20 July 2016 for the erection of restaurant with drive-through and takeaway facility (Use Class A3 /A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane)
Address **225 Ash Road Aldershot Hampshire GU12 4DD**

Application No 16/00892/FULPP Ward: St Mark's
Applicant: Mrs M Ruffle
Decision: **Permission Granted**
Decision Date: 22 December 2016
Proposal: Conversion of existing building comprising a one bedroom flat and retail floorspace into a 2 bedroom house, demolition of existing lean to extension and outbuilding and erection of a single storey rear extension.
Address **28 - 28A Queens Road Farnborough Hampshire**

Application No 16/00894/FULPP Ward: Knellwood
Applicant: Mr & Mrs Shaw
Decision: **Permission Granted**
Decision Date: 02 December 2016
Proposal: Erection of a first floor rear extension and installation of windows in side elevations
Address **46 Fellows Road Farnborough Hampshire GU14 6NX**

Application No 16/00898/CONDPP Ward: Cove And Southwood
Applicant: Marston's PLC
Decision: **Conditions details approved**
Decision Date: 03 January 2017
Proposal: Submission of details pursuant to Condition No.16 (ventilation and extraction system details) of planning permission 16/00544/FULPP dated 25 October 2016
Address **Southwood Summit Centre 1 Aldrin Place Farnborough Hampshire GU14 0NZ**

Application No 16/00901/TPO Ward: Empress
Applicant: Mr Austin
Decision: **Permission Granted**
Decision Date: 21 December 2016
Proposal: One Oak (T3 of TPO 252) crown lift to no more than 5.2 metres above car parking bays
Address **Land Affected By TPO 252 2 Clockhouse Road Farnborough Hampshire**

Application No 16/00902/FULPP Ward: Aldershot Park
Applicant: Mr Al Masri
Decision: **Permission Granted**
Decision Date: 20 December 2016
Proposal: Erection of a single storey side and rear extension and conversion of garage to habitable room
Address **112 Tongham Road Aldershot Hampshire GU12 4AR**

Application No 16/00903/NMA Ward: Cove And Southwood
Applicant: Miss M Gordon
Decision: **Permission Granted**
Decision Date: 05 January 2017
Proposal: Non material amendment to application 14/00941/FUL dated 17th February 2015 (Demolition of existing conservatory and erection of a single storey side and part single and part two storey rear extension) to move the off road parking space to the rear garden
Address **15 Weir Close Farnborough Hampshire GU14 0BJ**

Application No 16/00904/ADVPP Ward: Aldershot Park
Applicant: SEAT UK
Decision: **Permission Granted**
Decision Date: 22 December 2016
Proposal: Display of one internally illuminated free standing pylon sign, two free standing flag signs, two free standing totem signs and three internally illuminated fascia signs
Address **252 Ash Road Aldershot Hampshire GU12 4HD**

Application No 16/00906/FULPP Ward: Knellwood
Applicant: Mr & Mrs C Donaldson
Decision: **Permission Granted**
Decision Date: 30 November 2016
Proposal: Erection of a single storey rear extension
Address **73 Cambridge Road East Farnborough Hampshire GU14 6QX**

Application No 16/00908/PDC Ward: Empress
Applicant: Mr And Mrs James
Decision: **Development is Lawful**
Decision Date: 14 December 2016
Proposal: Certificate of Lawfulness for Proposed Development: Erection of a single storey rear extension and formation of a dormer window within the rear roof elevation and a sky light within front roof elevation
Address **323 Farnborough Road Farnborough Hampshire GU14 8AY**

Application No 16/00909/FULPP Ward: West Heath
Applicant: Mr & Mrs Paul Mann
Decision: **Permission Granted**
Decision Date: 20 December 2016
Proposal: Erection of a canopy to front, a single storey rear extension and alteration to rear first floor window
Address **6 Horn Road Farnborough Hampshire GU14 8RW**

Application No 16/00910/FULPP Ward: Manor Park
Applicant: Mr & Mrs Goodchild
Decision: **Permission Granted**
Decision Date: 29 November 2016
Proposal: Erection of single storey side extension
Address **93 St Michaels Road Aldershot Hampshire GU12 4JJ**

Application No 16/00911/FULPP Ward: Knellwood
Applicant: Mr Kevin Wiltshire
Decision: **Permission Granted**
Decision Date: 08 December 2016
Proposal: Retention of pagoda in rear garden
Address **50 Boundary Road Farnborough Hampshire GU14 6SG**

Application No 16/00912/FUL Ward: St Mark's
Applicant: Mrs Symox
Decision: **Permission Granted**
Decision Date: 30 November 2016
Proposal: Erection of a single storey side extension and pitched roof to front.
Formation of a rear dormer window to facilitate a loft conversion
Address **42 Southampton Street Farnborough Hampshire GU14 6BG**

Application No 16/00913/FULPP Ward: Knellwood
Applicant: Mr Paul Jay
Decision: **Permission Granted**
Decision Date: 05 December 2016
Proposal: Erection of a two storey side and single storey rear extension□□
Address **11 Firs Close Farnborough Hampshire GU14 6SR**

Application No 16/00914/REVPP Ward: Manor Park
Applicant: Mr D Dobson
Decision: **Permission Granted**
Decision Date: 30 November 2016
Proposal: Variation of condition 21 attached to planning permission 03/00240/FUL dated 12 June 2002 (for the erection of 124 dwellings) to allow the erection of a conservatory to rear
Address **55 Campbell Fields Aldershot Hampshire GU11 3TY**

Application No 16/00916/FULPP Ward: St Mark's
Applicant: Mr & Mrs Andrew Treasure
Decision: **Permission Granted**
Decision Date: 29 November 2016
Proposal: Erection of a single storey rear extension, formation of a dormer window to the side elevation to facilitate a loft conversion and installation of roof lights
Address **70A Alexandra Road Farnborough Hampshire GU14 6DD**

Application No 16/00917/FUL Ward: St John's
Applicant: Mr & Mrs Allaway
Decision: **Permission Granted**
Decision Date: 30 November 2016
Proposal: Erection of a single storey rear extension
Address **1 Poplars Close Farnborough Hampshire GU14 9TU**

Application No 16/00919/FULPP Ward: St Mark's
Applicant: QinetiQ Limited
Decision: **Permission Granted**
Decision Date: 22 December 2016
Proposal: Installation of two canopies.
Address **A2 Building Cody Technology Park Ively Road Farnborough Hampshire**

Application No 16/00923/ADVPP Ward: North Town
Applicant: Mr Darren Rigby
Decision: **Permission Granted**
Decision Date: 12 December 2016
Proposal: Installation of 1 x externally illuminated fascia sign, 1 internally illuminated projection sign, window graphics, 1 internally illuminated ATM Sign and 1 non illuminated clip frame
Address **173 - 175 North Lane Aldershot Hampshire GU12 4SY**

Application No 16/00925/SCREEN Ward: Wellington
Applicant: Talbot Properties
Decision: **Environmental Assessment Not Required**
Decision Date: 13 December 2016
Proposal: EIA Screening Opinion : Redevelopment of site comprising demolition of existing commercial building and erection of 5-storey building comprising 56 flats (comprising 18 X 1-bedroom, 31 X 2-bedroom and 7 X 3-bedroom units) with undercroft surface parking (71 spaces) with vehicular accesses from Crimea Road
Address **52 Victoria Road Aldershot Hampshire GU11 1SS**

Application No 16/00926/FULPP Ward: Empress
Applicant: Mr & Mrs M Lipyeat
Decision: **Permission Granted**
Decision Date: 12 December 2016
Proposal: Retention of orangery to rear
Address **Parklands 45A Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 16/00930/SCREEN Ward: Wellington

Applicant: London & Cambridge Investments

Decision: **Environmental Assessment Not Required**

Decision Date: 13 December 2016

Proposal: EIA Screening Opinion : Proposed residential development involving erection of extensions above both the existing Boots shop and the Wellington Centre multi-storey car park comprising a total of 43 dwelling units (15 x 1-bedroom, 25 x 2-bedroom and 3 x 3-bedroom units), to include construction of new building access cores, elevational alterations to the multi-storey car park and alterations to the entrance of Victoria House

Address **Wellington Centre Site Wellington Centre Aldershot Hampshire GU11 1DB**

Application No 16/00931/HCC Ward: West Heath

Applicant: Hampshire County Council

Decision: **No Objection**

Decision Date: 04 January 2017

Proposal: Consultation from Hampshire County Council : Construction of floodlighting and fencing

Address **Samuel Cody Specialist Sports College Ballantyne Road Farnborough Hampshire GU14 8SS**

Application No 16/00932/FULPP Ward: North Town

Applicant: Mr & Mrs Hutton

Decision: **Permission Refused**

Decision Date: 11 January 2017

Proposal: Erection of a prefabricated timber-framed granny annexe in rear garden for ancillary residential use

Address **67 Roberts Road Aldershot Hampshire GU12 4RB**

Application No 16/00933/PDC Ward: Empress
Applicant: Mr & Mrs Logan
Decision: **Development is Lawful**
Decision Date: 12 December 2016
Proposal: CERTIFICATE OF LAWFULNESS FOR A PROPOSED
DEVELOPMENT: Formation of a rear dormer and 3 skylights to front
elevation to facilitate a loft conversion
Address **29 Elles Close Farnborough Hampshire GU14 7LH**

Application No 16/00934/FUL Ward: Cove And Southwood
Applicant: Mr And Mrs Gent
Decision: **Permission Granted**
Decision Date: 08 December 2016
Proposal: Erection of a single storey rear extension to replace existing conservatory
Address **5 The Oaks Farnborough Hampshire GU14 0QB**

Application No 16/00936/PDCPP Ward: West Heath
Applicant: Ms Marcela Libby
Decision: **Development is Lawful**
Decision Date: 13 December 2016
Proposal: Certificate of Lawfulness for Proposed Development: Demolition of
existing conservatory and erection of a single storey side and rear
extension
Address **22 Giffard Drive Farnborough Hampshire GU14 8PU**

Application No 16/00939/TPO Ward: Fernhill
Applicant: Mrs Ann Evans
Decision: **Permission Granted**
Decision Date: 09 January 2017
Proposal: Fell one Silver Birch (T25 of TPO 426A)
Address **10 Rowans Close Farnborough Hampshire GU14 9EJ**

Application No 16/00940/PDCPP Ward: Empress
Applicant: Mr & Mrs Boyle
Decision: **Development is Lawful**
Decision Date: 13 December 2016
Proposal: Lawful Development Certificate:- Formation of hip to gable roof with dormer window to rear and two roof lights to front
Address **68 Ship Lane Farnborough Hampshire GU14 8BH**

Application No 16/00941/FUL Ward: St John's
Applicant: Mr M Miller
Decision: **Permission Granted**
Decision Date: 09 December 2016
Proposal: Erection of a single storey rear extension
Address **5 Chestnut Tree Grove Farnborough Hampshire GU14 9UQ**

Application No 16/00942/COUPP Ward: Wellington
Applicant: Mr Chris Hatch
Decision: **Permission Granted**
Decision Date: 23 December 2016
Proposal: Change of use of ground floor unit from estate agent (Class A2) to a mixed use comprising a retail shop (Class A1) and a tattoo studio in equal proportions
Address **Tolkien House 114 Victoria Road Aldershot Hampshire GU11 1JX**

Application No 16/00944/FUL Ward: Manor Park
Applicant: Sabu Thattamvelly
Decision: **Permission Granted**
Decision Date: 13 December 2016
Proposal: Erection of single storey rear extension
Address **57 Waterloo Road Aldershot Hampshire GU12 4NS**

Application No 16/00948/REVPP Ward: Knellwood
Applicant: Mrs Jo Udal
Decision: **Permission Granted**
Decision Date: 14 December 2016
Proposal: Variation of Condition 21 attached to planning permission 93/00522/FUL dated 06 July 1995 (Erection of 253 dwellings) to allow the erection of a single storey rear extension
Address **1 Cumbria Court Farnborough Hampshire GU14 6TB**

Application No 16/00949/FUL Ward: Empress
Applicant: Mr & Mrs Boyle
Decision: **Permission Granted**
Decision Date: 13 December 2016
Proposal: Erection of a part single storey and part two storey rear extension
Address **68 Ship Lane Farnborough Hampshire GU14 8BH**

Application No 16/00951/CONDPP Ward: Cherrywood
Applicant: AG Frimley GP Limited
Decision: **Conditions details approved**
Decision Date: 14 December 2016
Proposal: Submission of details to comply with condition 17 (plant and machinery) attached to planning permission 15/00655/REVPP for a variation of conditions 2, 3, 4, 5, 8, 9, 18 & 20 attached to planning permission 13/00938/FULPP, dated 25/04/2104, in respect of the demolition of Buildings 4.7 - 4.10 and erection of 6 no two-storey Class B1/B2/B8 units, with associated access, parking and landscaping works, and alterations to the car & cycle parking arrangements for Buildings 4.5 & 4.6, to permit changes to site layout and building elevations, external and surfacing materials, site levels, means of enclosure, construction method statement, landscaping and lighting
Address **Buildings 4.5 To 4.10 Frimley Business Park Frimley Camberley Hampshire**

Application No 16/00953/REV Ward: Knellwood
Applicant: Mr And Mrs Quan Hang Cao
Decision: **Permission Granted**
Decision Date: 14 December 2016
Proposal: Relief of Condition 6 of Planning Permission RSH 06918: to allow the conversion of the garage to form habitable accommodation
Address **8 Cedar Road Farnborough Hampshire GU14 7AF**

Application No 16/00954/ADVPP Ward: Empress
Applicant: Smyths Toys
Decision: **Permission Granted**
Decision Date: 17 January 2017
Proposal: Display three internally illuminated signs
Address **Unit C Princes Mead Farnborough Hampshire**

Application No 16/00956/CONDPP Ward: Empress
Applicant: Farnborough Propco Lux S.a.r.l.
Decision: **Conditions details approved**
Decision Date: 20 December 2016
Proposal: Submission of details to comply with conditions 9 (contaminated land) and 29 (construction method statement) attached to planning permission 16/00844/REVPP dated 23 November 2016 in respect of variation of condition numbers 2, 4, 5, 12, 15, 16, 21, 24, 25, 26, 27, 31, 32 and 33 attached to planning permission 16/00367/REVPP dated 19/08/2016 for the variation of condition numbers 2, 3, 4, 5, 9, 12, 16, 17, 20, 24, 25, 26, 28, 32, 34, and removal of condition 15 pursuant to planning permission 14/00016/FULPP, dated 9 April 2014, for the demolition of Pyramid House, Jolen House, Oaklands House and PC World and erection of two retail/retail warehouse buildings with mezzanine floors to be subdivided into up to five units, with new parking area, access from Solartron Road, servicing access from Westmead and site levelling and associated works to allow for changes to the external appearance, height and layout of the development including subdivision of units 4 and 5 to create three units, associated changes to floor space, levels, boundary treatment, drainage strategy, landscaping/landscape management, use/floorspace restrictions, lighting strategy, cycle parking, BREEAM certification, plant and the submission of details of external materials
Address **Land At Solartron Road And Westmead Farnborough Hampshire**

Application No 16/00957/TPOPP Ward: Empress
Applicant: Mr M P Lowe
Decision: **Split decision**
Decision Date: 20 January 2017
Proposal: One Sweet Chestnut (T45 0f TPO 444A) fell and replace with suitable species
Address **9 Leopold Avenue Farnborough Hampshire GU14 8NL**

Application No 16/00958/ADVPP Ward: North Town
Applicant: Co-op
Decision: **Permission Granted**
Decision Date: 17 January 2017
Proposal: Display two logo illuminated fascia signs, five non illuminated panel signs and one externally illuminated refurbished pole sign
Address **264 North Lane Aldershot Hampshire GU12 4TJ**

Application No 16/00959/ADVPP Ward: Fernhill
Applicant: One Stop Stores Ltd - Mr Darren Rigby
Decision: **Permission Granted**
Decision Date: 20 January 2017
Proposal: Display of one externally illuminated fascia sign, one internally illuminated projection sign and two printed panels
Address **96 Chapel Lane Farnborough Hampshire GU14 9BL**

Application No 16/00960/FULPP Ward: Cove And Southwood
Applicant: Alyson Theis
Decision: **Permission Granted**
Decision Date: 22 December 2016
Proposal: Erection of a single storey rear extension
Address **3 Wood Lane Farnborough Hampshire GU14 0AJ**

Application No 16/00962/PDCPP Ward: Aldershot Park
Applicant: Mr & Ms McBride & Lassiter
Decision: **Development is Lawful**
Decision Date: 22 December 2016
Proposal: Formation of rear dormer window and rooflights to front elevation
Address **21 Ash Road Aldershot Hampshire GU12 4BX**

Application No 16/00963/REVPP Ward: Cove And Southwood
Applicant: Mr Dhananjay Kumar
Decision: **Permission Granted**
Decision Date: 12 January 2017
Proposal: Relief of condition 25 of planning permission 96/00079/FUL (Erection of 220 two bedroom, three bedroom and four bedroom detached and semi-detached dwellings with associated landscaping, open space, access and roads) dated 3rd October 1996 to allow the formation of a hardstanding
Address **32 Richmond Close Farnborough Hampshire GU14 0RH**

Application No 16/00966/FULPP Ward: St Mark's
Applicant: Mrs Patsy Bryne
Decision: **Permission Granted**
Decision Date: 04 January 2017
Proposal: Erection of a single storey side/rear extension
Address **42 Gravel Road Farnborough Hampshire GU14 6JJ**

Application No 16/00967/FUL Ward: St Mark's
Applicant: Mr N Kelsall
Decision: **Permission Granted**
Decision Date: 22 December 2016
Proposal: Demolition of existing conservatory and erection of a single storey rear extension
Address **20 Yeovil Road Farnborough Hampshire GU14 6LB**

Application No 16/00969/FULPP Ward: Knellwood
Applicant: Mr Lewis Miller
Decision: **Permission Granted**
Decision Date: 23 December 2016
Proposal: Retention of outbuilding to rear
Address **142 Farnborough Road Farnborough Hampshire GU14 7JH**

Application No 16/00973/TPO Ward: Knellwood
Applicant: Mrs Wendy Ashby
Decision: **Permission Granted**
Decision Date: 18 January 2017
Proposal: One Sycamore (T22 of TPO 446A) reduce canopy by no more than 2 metres, thin canopy by no more than 20% and canopy lift by no more than 4 metres from ground level to provide 2 metres clearance from building
Address **Arundel Lodge 45 Rectory Road Farnborough Hampshire GU14 7BT**

Application No 16/00974/NMA Ward: Knellwood
Applicant: Mr Andrew Harrison
Decision: **Permission Granted**
Decision Date: 22 December 2016
Proposal: Non material amendment to planning application 15/00939/FULPP dated 7th January 2016 to allow the change of external materials to the side and rear elevations of the proposed extension to be rendered and insertion of an obscure glazed window to side elevation
Address **4 Douai Close Farnborough Hampshire GU14 7DE**

Application No 16/00975/CONDPP Ward: Empress

Applicant: Knight Frank Investment Management

Decision: **Conditions details approved**

Decision Date: 15 December 2016

Proposal: Submission of details to comply with condition 21 (alternative pedestrian route) attached to planning permission 15/00813/FULPP dated 22 December 2015 in respect of the erection of an extension to existing shopping centre to provide two retail units to include external display areas to front, alterations to the external appearance of existing tower feature, creation of rear service yard with access from Hawthorn Road and alterations to existing car park layout and landscaping

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

Application No 16/00977/FULPP Ward: Fernhill

Applicant: Mr Terry Sloane

Decision: **Permission Granted**

Decision Date: 04 January 2017

Proposal: Conversion of garage to habitable room and erection of a two storey side and single storey rear extension

Address **42 Ashbury Drive Blackwater Camberley Hampshire GU17 9HH**

Application No 16/00978/FULPP Ward: Fernhill

Applicant: Mr & Mrs Browne

Decision: **Permission Granted**

Decision Date: 04 January 2017

Proposal: Formation of a hip to gable roof and dormer window within rear roof slope to allow rooms in roof along with three roof lights within front roof elevations (revised scheme to previous planning application 16/00548/FULPP dated 04 August 2016)

Address **374 Fernhill Road Farnborough Hampshire GU14 9EL**

Application No 16/00983/FULPP Ward: St John's
Applicant: Mr J Parsons
Decision: **Permission Granted**
Decision Date: 04 January 2017
Proposal: Erection of part two storey and part single storey side extension
Address **1 Cripsey Road Farnborough Hampshire GU14 9PZ**

Application No 16/00984/FULPP Ward: St Mark's
Applicant: Playdays Nursery
Decision: **Permission Granted**
Decision Date: 20 January 2017
Proposal: Change of use of premises to day nursery (Use Class D1) with associated external alterations
Address **84A Alexandra Road Farnborough Hampshire GU14 6DD**

Application No 16/00986/CONDPP Ward: Empress

Applicant: Farnborough Propco Lux S.a.r.l.

Decision: **Conditions details approved**

Decision Date: 20 December 2016

Proposal: Submission of details to comply with condition 22 (car park management strategy) attached to planning permission 16/00844/REVPP dated 23 November 2016 in respect of variation of condition numbers 2, 4, 5, 12, 15, 16, 21, 24, 25, 26, 27, 31, 32 and 33 attached to planning permission 16/00367/REVPP dated 19/08/2016 for the variation of condition numbers 2, 3, 4, 5, 9, 12, 16, 17, 20, 24, 25, 26, 28, 32, 34, and removal of condition 15 pursuant to planning permission 14/00016/FULPP, dated 9 April 2014, for the demolition of Pyramid House, Jolen House, Oakland House and PC World and erection of two retail/retail warehouse buildings with mezzanine floors to be subdivided into up to five units, with new parking area, access from Solartron Road, servicing access from Westmead and site levelling and associated works to allow for changes to the external appearance, height and layout of the development including subdivision of units 4 and 5 to create three units, associated changes to floor space, levels, boundary treatment, drainage strategy, landscaping/landscape management, use/floorspace restrictions, lighting strategy, cycle parking, BREEAM certification, plant and the submission of details of external materials at Land At Solartron Road And Westmead Farnborough Hampshire

Address **Development Site At Solartron Road And Westmead Farnborough Hampshire**

Application No 16/00989/CONDPP Ward: St Mark's

Applicant: HEREF Farnborough Ltd

Decision: **Conditions details approved**

Decision Date: 14 December 2016

Proposal: Submission of details pursuant to conditions 11 (mud prevention measures) and 12 (parking/turning of construction/site operative vehicles) attached to Outline Planning Permission 99/00744/OUT dated 17 November 2000 in respect of a coffee shop with drive through facility.

Address **Land At Junction With Templer Avenue And Meadow Gate Avenue Farnborough Hampshire**

Application No 16/00995/REXPD Ward: St Mark's
Applicant: Mr & Mrs Largerweij
Decision: **Prior approval is NOT required**
Decision Date: 04 January 2017
Proposal: Erection of a single storey rear extension measuring 4.3 metres deep from the original rear wall x 1.6 metres to the eaves and 4 metres overall height
Address **26 Whites Road Farnborough Hampshire GU14 6PD**

Application No 16/00996/FULPP Ward: Knellwood
Applicant: Mr & Mrs Johns
Decision: **Permission Granted**
Decision Date: 03 January 2017
Proposal: Erection of two storey rear extension
Address **20 Cambridge Road West Farnborough Hampshire GU14 6RW**

Application No 16/00997/NMA Ward: Manor Park
Applicant: Mr D Wilkinson
Decision: **Permission Granted**
Decision Date: 14 December 2016
Proposal: Replacement of brick chimney with stainless steel flue and changes to windows on ground floor rear elevation and re-positioning of utility room window within side facing elevation
Address **240 Lower Farnham Road Aldershot Hampshire GU11 3QZ**

Application No 16/01000/FULPP Ward: West Heath
Applicant: Mr Jim Ball
Decision: **Permission Granted**
Decision Date: 05 January 2017
Proposal: Erection of a two storey side and single storey rear extension
Address **7 Mason Road Farnborough Hampshire GU14 9DZ**

Application No 16/01001/FUL Ward: Knellwood
Applicant: Mrs A Storey
Decision: **Permission Granted**
Decision Date: 03 January 2017
Proposal: Erection of a single storey side extension
Address **100 Canterbury Road Farnborough Hampshire GU14 6QN**

Application No 16/01002/FUL Ward: Knellwood
Applicant: Miss K Holborn
Decision: **Permission Granted**
Decision Date: 09 January 2017
Proposal: Erection of a two storey side and single storey rear extension
Address **13 Yetminster Road Farnborough Hampshire GU14 6QY**

Application No 16/01003/FUL Ward: Empress
Applicant: Mr P Evans
Decision: **Permission Granted**
Decision Date: 09 January 2017
Proposal: Formation of two dormer windows to front elevation to facilitate a loft conversion to habitable rooms
Address **4 Leopold Avenue Farnborough Hampshire GU14 8NJ**

Application No 16/01004/PDCPP Ward: Rowhill
Applicant: Mr & Mrs BREALEY
Decision: **Development is Lawful**
Decision Date: 05 January 2017
Proposal: Lawful Development Certificate: Erection of a single storey rear extension
Address **1 Spokane Close Aldershot Hampshire GU11 3DQ**

Application No 16/01005/FULPP Ward: Rowhill
Applicant: Miss Jennifer Jarvis
Decision: **Permission Granted**
Decision Date: 05 January 2017
Proposal: Replacement of existing wooden framed windows with replacement PVC-U wood effect windows, replacement of an existing roof window within front facing elevation and installation of two new roof windows within in the rear-facing roof slope
Address **Flat 3 The Hollies Cargate Grove Aldershot Hampshire GU11 3EN**

Application No 16/01006/FUL Ward: North Town
Applicant: Mr J Odan
Decision: **Permission Granted**
Decision Date: 04 January 2017
Proposal: Erection of a single storey front extension and formation of a dormer within rear roof slope
Address **5 Holly Road Aldershot Hampshire GU12 4RL**

Application No 16/01007/FULPP Ward: St Mark's
Applicant: Mr Joseph Bedford
Decision: **Permission Granted**
Decision Date: 05 January 2017
Proposal: Erection of a single storey rear extension
Address **41 Osborne Road Farnborough Hampshire GU14 6AE**

Application No 16/01008/NMAPP Ward: St John's
Applicant: Ms K Hefford
Decision: **Permission Granted**
Decision Date: 14 December 2016
Proposal: Non material amendment to planning premission 16/00417/FUL dated 13th July 2016 to allow a reduction in depth of the ground floor extension by 1.3 metres
Address **9 Chamomile Gardens Farnborough Hampshire GU14 9XY**

Application No 16/01014/HCC Ward: Cove And Southwood
Applicant: Hampshire County Council
Decision: **No Objection**
Decision Date: 13 January 2017
Proposal: CONSULTATION FROM HAMPSHIRE COUNTY COUNCIL:
Replacement of existing roof and rooflights
Address **Southwood Infant School Southwood Lane Farnborough Hampshire
GU14 0NE**

Application No 16/01018/PDCPP Ward: West Heath
Applicant: Mr Brian Powell
Decision: **Development is Lawful**
Decision Date: 11 January 2017
Proposal: Certificate of Lawfulness for Proposed Development: Formation of a
dormer window within the rear roof elevation and two roof lights within
front roof elevation
Address **4 Belmont Close Farnborough Hampshire GU14 8RU**

Application No 16/01019/FUL Ward: Fernhill
Applicant: Mr R Burfield
Decision: **Permission Granted**
Decision Date: 11 January 2017
Proposal: Erection of a single storey rear extension
Address **13 Goddards Close Farnborough Hampshire GU14 9GU**

Application No 16/01022/FULPP Ward: North Town
Applicant: Mr & Mrs L Goolding
Decision: **Permission Granted**
Decision Date: 16 January 2017
Proposal: Erection of a two storey rear and single storey front extension
Address **35 Belle Vue Road Aldershot Hampshire GU12 4RX**

Application No 16/01041/NMA Ward: Aldershot Park
Applicant: Mrs Linda Allen
Decision: **Permission Granted**
Decision Date: 09 January 2017
Proposal: Non material minor amendment to planning application 16/00708/FUL dated 29.09.16 (for the erection of single storey side and rear extension) to allow a reduction in width
Address **20 Gloucester Road Aldershot Hampshire GU11 3SL**

Application No 17/00054/NMAPP Ward: Cove And Southwood
Applicant: Marston's PLC
Decision: **Permission Granted**
Decision Date: 20 January 2017
Proposal: NON MATERIAL AMENDMENT : Substitution of roof tile to be used from that approved with planning permission 16/00544/FULPP dated 25 October 2016
Address **Southwood Summit Centre 1 Aldrin Place Farnborough Hampshire GU14 0NZ**

Application No 17/00055/NMAPP Ward: Knellwood
Applicant: Mr Moore
Decision: **Permission Granted**
Decision Date: 18 January 2017
Proposal: Non Material Amendment to application 15/00617/FULPP dated 11th September 2015 to allow a reduction in width and length and change in design to the detached garage
Address **50 Church Avenue Farnborough Hampshire GU14 7AP**

Enforcement and possible unauthorised development

1. Introduction

This report considers current matters of enforcement and possible unauthorised development. Authority to take planning enforcement action is delegated to the Head of Planning. Matters that require a Committee decision are reported, together with delegated decisions to take action.

It is not an offence to carry out works without planning permission and the National Planning Policy Framework (NPPF) states that enforcement action is discretionary and that local planning authorities should act proportionately in responding to suspected breaches of planning control. Local authorities are also advised to take action only where it is appropriate to do so. The purpose of this report is normally, therefore, is to report to Committee matters that are breaches of planning control but where it is recommended that it is not expedient to take enforcement action.

2. Policy

The Council's Approach to Planning Enforcement is set out in the adopted Local Enforcement Plan. The essential thrust of the Plan is that we will not condone wilful breaches of planning law but we will exercise our discretion about taking enforcement action if it is considered expedient to do so. The priorities with regard to enforcement are:

- To focus our resources to ensure that the most pressing and harmful issues are addressed appropriately.
- In determining the expediency of enforcement action we will have regard to the seriousness of any harm which is evident as a result of a breach of planning control.
- Matters which can potentially have a serious impact on the safety or amenity of residents or occupiers of property or on the natural environment will take priority over minor infractions and matters of dispute between neighbours.

3. Items

Each item contains a full description, details of any investigation, and an assessment of the situation and concludes with a recommendation.

This report relates to:

Item 1 Delegated Decision to take Enforcement Action

Item 2 1 Aspen Grove, Aldershot

All information, recommendations and advice contained in this report are understood to be correct at the time of writing this report. Any change in circumstances will be updated verbally 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.

4. Human rights

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. Any recommendation either to take or not to take enforcement action has been assessed to make sure that the decision is compatible with the Act. If there is a potential conflict this will be highlighted in the individual report on the relevant item.

5. Financial implications

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 enforcement cases 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

Rushmoor Local Plan Review (1996-2011)[saved policies]

Rushmoor Core Strategy (October 2011)

Rushmoor Local Enforcement Plan (2016)

National Planning Policy Framework (NPPF)

Item1

Delegated Decisions to take Enforcement Action

The Following Decision is reported for INFORMATION purposes only. It relates to a decision to take enforcement action that has already been made by the Head of Planning in accordance with the Council's adopted Scheme of Delegation.

Address	The Former Rising Sun PH, 96 Queens Road, Aldershot
Ward	Rowhill
Decision	Issue Enforcement Notice
Decision Date	9 January 2017
Reasons	<p>Unauthorised material change in the planning use of the upper floors of the building to a multiple occupancy unit with 10 residents.</p> <ol style="list-style-type: none">1. The level of residential use of the property lacks adequate on-site parking which cannot be provided to meet its functional needs in a satisfactory manner in an area with limited on-street parking opportunities. The unauthorised bedsitting use thereby has the potential to cause indiscriminate, dangerous and obstructive parking in adjoining and nearby streets to the detriment of the safety and convenience of highway users. The proposal is thereby unacceptable contrary to the NPPF and adopted Rushmoor Core Strategy Policies CP2 and CP16.2. The unauthorised bedsitting rooms provide an unacceptably poor living environment for occupiers contrary to adopted Rushmoor Core Strategy Policy CP2 and saved Local Plan Policies ENV17.3. The unauthorised development does not address its impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area. The proposal is thereby contrary to the requirements of the Habitats Regulations, Policies CP13 and CP15 of the Rushmoor Core Strategy adopted October 2011 and saved policy NRM6 of the South East Plan and does not provide for contributions to SANG mitigation (and SAMM mitigation) as set out in paragraph 1.6 of the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy 2014 .
Alternatives	No Action – would endorse acceptance of unacceptably poor living environment, over-intensive use of the property, inadequate on-site parking, and failure to address the impact upon the nature conservation and interests of the Thames Basin Heaths Special Protection Area. Therefore enforcement action necessary.

Case Officer

David Stevens

Associated Documents

Enforcement Reference 17/00006/HMO

Recommendation:

To Note

Item No. 2

Site location 20 Aspen Grove, Aldershot
GU12 4EU

Alleged breach

Erection of a canopy

Recommendation

No further action

Description

The property is an end of terrace 3 storey town house on the Former Southern Electricity Depot that was built in around 2001. The front of the property is open plan with a patio and grassed area. It is set back from the adjoining neighbour by 4.5 metres. The rear garden is surrounded by an approximately 2 metre high brick wall with a 1.8 metre high close boarded fence between Nos 19 and 20.

Alleged breach

Permitted development rights were removed from the original development under planning permission 00/00621/FUL (Demolition of existing buildings and erection of 52 houses and 48 flats with access roads, open space and ancillary works) by way of a condition.

Investigation

Following a complaint, an investigation observed that a plastic canopy had been erected in the rear garden across the rear elevation of the property. This was supported by wooden battens and posts and additional red brickwork had been added to the top of the existing boundary wall, and a further brick wall had been erected inside the close board fencing adjoining No 19 enclosing that side of the structure. The brickwork did not match the existing house and was poorly finished. The owner was contacted, asked to remove the structure and advised that should they wish to retain such a structure, a planning application should be submitted incorporating a design that was appropriate to the house and the area.

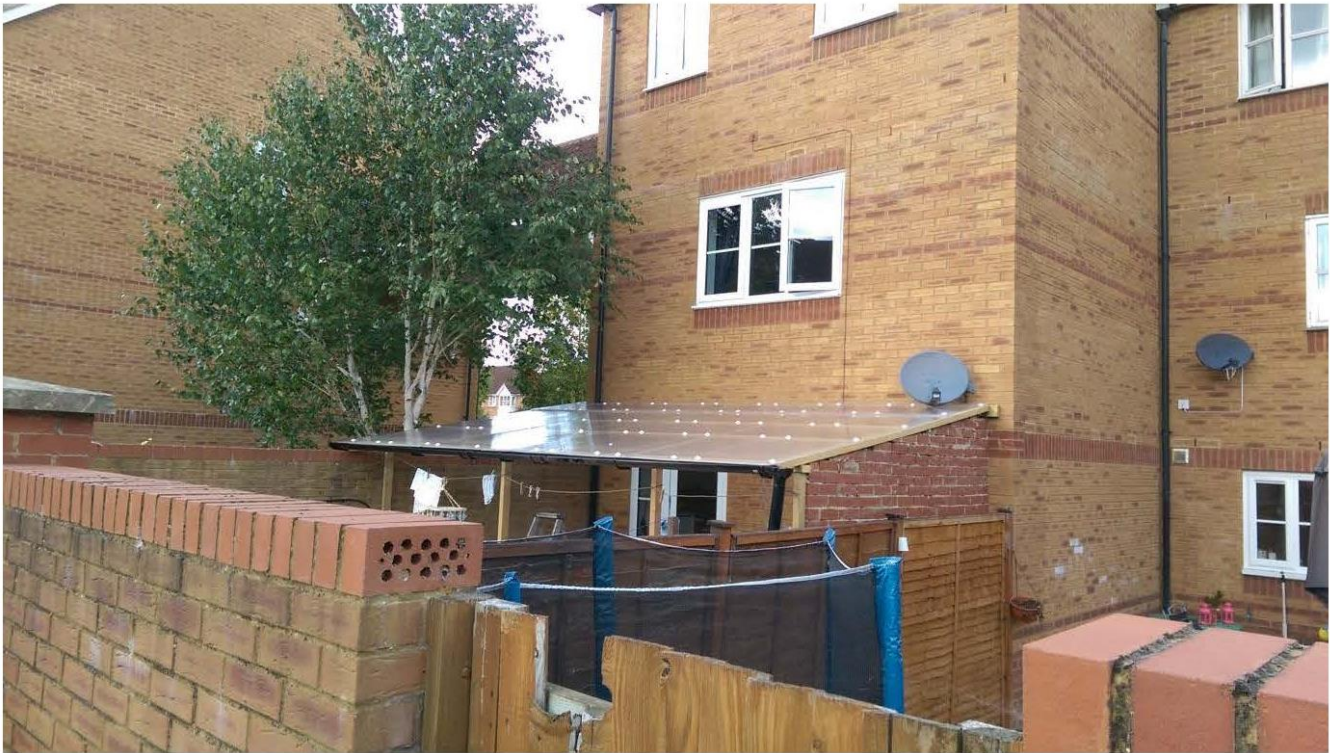
The brickwork was removed from both sides of the canopy and the owner indicated the intention to submit a retrospective application for the roof and wooden support poles. To date no application has been received.

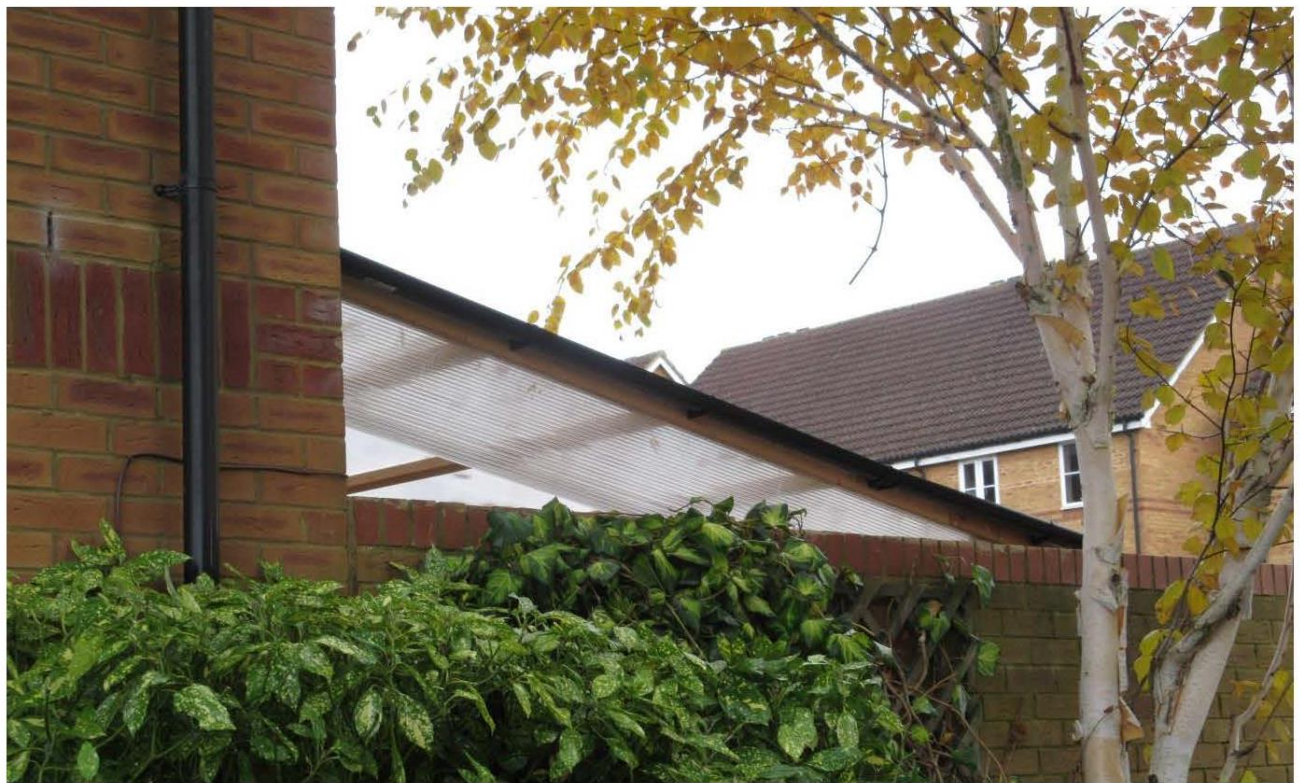
Commentary

Although the canopy material does not match the existing property, with the incongruous brickwork removed it has no greater impact than a conventional glazed conservatory. Were an application to be submitted for the retention of the canopy it is likely that it would have been recommended for approval.

Full recommendation

It is recommended that no further action be taken.





Development Management Committee
1st February 2017

Directorate of Community
and Environment
Planning Report No. PLN1651

Appeals Progress Report

1. New appeals

Ground floor rear 41 Victoria Road Farnborough - An appeal has been lodged against the refusal of planning permission for the change of use of rear ground floor from Use Class A2 (financial and professional services) to a one bedroom flat, with minor external alterations – 16/00356/FULPP. This appeal is to be dealt with by means of the written procedure.

2. Appeal Decisions

2.1 Appeal against an Enforcement Notice dated and served on 28 September 2015 requiring the material change of use of the land from use for agriculture to a mixed use comprising: 1. sale of motor vehicles; 2. the storage of motor vehicles; 3. storage of de-polluted motor vehicles bodies and vehicle parts; 4. general storage; 5. siting of a mobile home; 6. siting of portable buildings; 7. the creation of earth bunds; 8. the creation of a hard-core standing area; 9. the creation of a tarmac car park; and 10. the erection of watchtower/camera gantry cease at:

Land at former Lafarge Site, Hollybush Lane, Aldershot

2.1.1 The served Notice was to take effect on 27th October 2015 unless an appeal was lodged beforehand. In this respect an appeal was lodged on 26 October 2015.

2.1.2 The reasons given by the Council for serving the Notice were:

“It appears to the Council that the above breach of planning control has occurred within the last ten years. It is not considered that planning permission could be granted, with or without conditions, that could remedy the material planning harm caused. The objections are that:-

1. The unauthorised use of the Land (including use of Land for the siting of a Mobile Home annotated “M” on the attached plan) is an unacceptable and unjustified intrusion of commercial land use into the countryside to the detriment of the quiet open visual character and landscape of the area contrary to Rushmoor Core Strategy Policies SS1 and CP14 and saved Local Plan Policies ENV16 and E9.

2. In order to facilitate, contain and screen the unauthorised uses of the land earth bunds have been created or substantially modified/enlarged in the positions marked between “Y and Y” on the plan enclosing the land. The land is located within Flood Zones 2 and 3 (land at intermediate to high risk of flooding) and the enclosure of the Land is thereby likely to give rise to unacceptable risk of flooding on other land as a result of the impedance of floodwater flows, reduction in floodplain storage and consequent displacement of floodwaters. The unauthorised development is thereby unacceptable having regard to National Planning Policy Guidance and Practice, Rushmoor Core Strategy Policy CP1, and saved Local Plan Policies ENV16 and ENV41-44.

3. The unauthorised use and associated ancillary development of the land has taken/is taking place on land located within Flood Zones 2 and 3 (land at intermediate to high risk of flooding) and increased surface water flows. The unauthorised use and associated activities on the Land are thereby likely to give rise to the uncontrolled release of pollutants into the water environment. The unauthorised development is thereby unacceptable having regard to National Planning Policy Guidance and Practice, Rushmoor Core Strategy Policies CP1 and CP4, and saved Local Plan Policies ENV14-16 and ENV48-49.

4. The unauthorised mobile home fails to make provision for an appropriate Special Protection Area Mitigation and Avoidance contribution towards Suitable Alternative Natural Green Space and Strategic Access Management Measures in order to address the impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area contrary to the requirements of Policies CP13 and CP15 of the Rushmoor Core Strategy adopted October 2011.”

2.1.3 The appeal was made on Grounds (a) [that planning permission should be granted for the unauthorised development the subject of the Notice]; (b) [that the specific breach of planning control alleged by the Notice has not occurred]; (f) [that the requirements of the Notice exceed what is necessary to remedy the breaches of planning control that have occurred]; and (g) [that the time period specified by the Notice for compliance is too short]. The appeal was heard at a Public Inquiry held at the Council Offices on 18, 19 and 20th October 2016. The appeal decision is dated 30th November 2016.

2.1.4 The Inspector first considered the appeal under Ground (b). However, in this respect, the Inspector noted that the appellant was not arguing that a breach of planning control had not occurred. Rather the appellant was arguing that the description of the alleged breach should not refer to the previous use of the land as being agricultural; and that the area of land defined by the Enforcement Notice should be restricted to the area of land on which the alleged breach was taking place and not include other adjoining land in the ownership of the appellant. In these respects, the Inspector considered that it was not necessary for the Notice to specify the previous use; and that, although the Council sought to define a wider area

of land with the Notice to prevent materials being moved from one part of the appellant's land to another, the Notice should also be corrected to reduce the area of land to which the Notice relates (i.e. the 'planning unit' for the purposes of the appeal) solely to that where the unauthorised material change of use had taken place.

- 2.1.5 The Inspector noted that mineral extraction from the land, together with adjoining land, had long since ceased and concluded on the basis of evidence submitted by the Council that the former Lafarge concrete batch plant use had not been implemented in accordance with any approved planning permission because it was installed and operated from the outset (in approximately 1970) outside the area of land for which planning permission had been granted in 1969. The Inspector also noted that Lafarge imposed a covenant upon the sale of the land to the appellant that the site not be used as a concrete batching plant. Further, although the concrete batching plant acquired lawfulness in planning terms due to the passage of time, this still did not relate to all of the planning unit the subject of the current Enforcement Notice. Other unauthorised uses of the land took place for periods of time. Part of the site was also used temporarily as the site office compound during the construction of the centre section of the Blackwater Valley Road (BVR) in the early 1990's.
- 2.1.6 The Inspector agreed with the Council that the concrete batching plant use had been abandoned in planning terms by the time the appellant acquired the land. The Inspector considered that, aside from agricultural use (for which planning permission would not be required), the land was not in any planning use at the time that the site was acquired by the appellant and concluded that the land had a 'nil' use at that time.
- 2.1.7 With regard to the appeal on Ground (b) there was discussion as to whether the construction of earth bunds was development that had taken place on an unauthorised basis. The appellant suggested he had re-distributed material that was already on site prior to his acquisition and that the Council were incorrect to suggest that the material used to construct the bunds had been imported. The Inspector considered that, whether or not there had been a re-distribution of material already located on the land, the construction of the bunds amounted to development that was unauthorised. The appeal under Ground (b) therefore failed.
- 2.1.8 The Inspector considered the appeal under Ground (a) : whether or not planning permission should be granted for the unauthorised development the subject of the Notice. First, he noted that the mobile home referred to had already been removed from the land and it was not therefore necessary to consider issues specifically relating to this. The main determining issue was therefore the effect of the unauthorised development on the character and appearance of the area. The Inspector specifically noted that past, present and emerging future planning policies had consistently identified the land as being part of the narrow, threatened, countryside gap within the Blackwater Valley, an important resource for Rushmoor residents and a buffer between the adjoining

urban areas. The Inspector rejected the appellant's suggestion that the Council's adopted planning policies were inflexible and inconsistent with the National Planning Policy Framework (NPPF) such that they should be set aside or given much reduced weight.

2.1.9 The Inspector accepted that the site was well screened from public views but found the unauthorised development represented a very significant physical encroachment into the countryside gap on land previously having an open character and appearance. The unauthorised activities undertaken by the appellant could see up to 400 cars being stored on the land at any one time awaiting disposal in one form or another, along with significant other associated commercial activity and ancillary buildings and other installations, which the Inspector considered to have become distinctly urban in character and with considerable loss of openness. It was therefore concluded that the unauthorised development was substantially in conflict with the Council's adopted planning policies and, given the previous conclusion that the site had a 'nil' use, there was no fall-back position to consider in favour of the Ground (a) appeal.

2.1.10 The Inspector also considered the Council's contention that the development the subject of the Notice was intentional unauthorised development and, as such, this should also be a material consideration weighing against the appeal succeeding. The Inspector considered that the economic and employment benefits of the development were nowhere near sufficient to outweigh the considerable environmental harm arising from the physical encroachment on a sensitive and vulnerable tract of countryside that has an important role in maintaining the wider character of the area. According the appeal under Ground (a) failed and planning permission was therefore refused.

2.1.11 The Inspector noted that the appellant's main contention in his appeal under Ground (f) was that the bunds Y-Y were created solely from material already located on the site and, as such, the requirement of the Notice to demolish the bunds and remove all of the material from the land was excessive. Furthermore, it was also suggested, in the interests of certainty, that some requirements of the Notice be amended so that they only apply to the uses specified in the breach : thereby allowing car parking and general storage taking place on the land not associated with the alleged unauthorised uses to take place. However the Inspector noted that he had not be appraised of any other uses of the land that were lawful and for which such activities could continue. Furthermore, the unauthorised use was a mixed use and any paraphernalia brought onto the land for the purposes of this unauthorised use can be required to be removed as part of the remedy of the breach. The Inspector did not consider that the appellant's appeal under Ground (f) provided any convincing arguments to providing certainty about the requirements of the Notice. On the contrary, it was considered that the appellant's suggested amendments to the Notice would make the requirements of the Notice unnecessarily vague and that, as it stands, the Notice was clear about what is required. The appeal under Ground (f) failed, and the Inspector did

not make any significant amendments to the Notice.

2.1.12 The Inspector was not convinced by the appellants arguments under his Ground (g) appeal that he needed more time to remove the bunds Y-Y and re-plant the area. In any event, the Council could be asked to extend the period for compliance should any problems (such as bad weather) come to light in this respect. Nevertheless, the Inspector agreed to extend the period for compliance solely in respect of the period of time for the tree planting required by the Notice from 6 months to 12 months. To this limited extent only, the Ground (g) appeal succeeded.

Decision – Appeal **DISMISSED** and Enforcement Notice upheld with minor corrections relating to the description of the breach, the area of land to which the Notice relates, and the requirements of the Notice.

2.1.13 Following the appeal decision, Solicitors acting for the appellant served notice on the Council by letter on 5 January 2017 that they had made an application to the High Court for leave to appeal the Inspector's decision. This is on the ground that the appellant believes the Inspector should have amended the requirements of the Notice to allow the material resulting from the demolition of the bunds Y-Y to be retained spread out over the land. The Council is, at the time of writing this report, preparing a rebuttal arguing that the appellant is substantially out of time to lodge an appeal. This should have been done within a month of the appeal decision and the matter the subject of the appeal was not raised until over half of the challenge period had already expired. Furthermore, the evidence submitted by the appellant seeking to demonstrate that no importation of material onto the site had taken place was not convincing and subject to significant doubts following cross examination at the Inquiry. The High Court hearing to consider whether or not leave to appeal is granted in this respect is scheduled for 7 February 2017. If leave to appeal is granted, there would then be a substantive High Court hearing at a later date to consider the merits or otherwise of the appellant's arguments.

2.2 Appeal Decision

Appeal against refusal to grant planning permission for the erection of 3 single storey extensions to provide 3 classrooms, a single storey hall extension and a detached single storey teaching block to provide 3 early years classrooms at: **St Josephs Roman Catholic Primary School, Bridge Road, Aldershot (15/00964/FUL)**.

2.2.1 Planning permission was refused in March 2016 by the Development Management Committee for the following reasons:-

2.2.2 *“The application has failed to demonstrate that car parking capacity, either on local streets within a reasonable distance of the school, or in off-street parking areas under the control of the school; can be made available and secured in the long term sufficient to accommodate the additional demand and vehicular activity which would result from the proposed expansion in*

pupil and teacher numbers. The development would therefore give rise to detrimental traffic and parking conditions on the surrounding highway contrary to the requirements of Core Strategy Policy CP16”.

2.2.3 The proposal would increase the school capacity by 140 pupils. In dismissing the appeal the Inspector noted that existing parking associated with the school already results in haphazard parking by parents on surrounding roads, leading to conflict between vehicles and pedestrians. The inspector was unconvinced of the effectiveness of a range of measures for alternative travel and parking proposed by the school. The Inspector concluded that the expansion of pupil numbers created by the proposed additional classrooms would result in an adverse effect on traffic and parking in the local area that would harm highway safety such that the residual cumulative impacts of development would be severe.

2.2.4 The Inspector noted that the provision of additional school capacity would have a positive social impact in contributing toward needs in the area. However, the environmental harm arising from the impact on highway safety would outweigh these positive economic and social benefits

2.2.5 Decision – Appeal **DISMISSED**

2.3 Appeal Decision

2.3.1 Appeal against refusal to grant planning permission for the demolition of existing single storey rear element and erection of a single storey side and rear extension at: **21 Connaught Road Aldershot** (16/00391/FULPP).

2.3.2 Planning permission was refused in July under delegated powers for the follow reasons:-

“The mass and bulk of the proposed extension along the boundary line with 19 Connaught Road, would give rise to unneighbourly impact on the adjoining property and unacceptable harm to the living conditions of the occupiers due to loss of light and overshadowing. The proposal therefore conflicts with Policies ENV 17 and H15 of the Rushmoor Local Plan Review (1996 - 2011).”

2.3.3 The inspector noted that although it was normal to have limited light and outlook at the rear of this type of property, the proposal would be too high, too close and too extensive in proximity to the windows of the adjacent property no.19. He found that the resulting effect on light would be palpable, overbearing and uncomfortable to the neighbours.

2.3.4 Decision – Appeal **DISMISSED**.

3. Recommendation

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

Keith Holland
Head of Planning

**Planning (Development Management) summary report for the quarter
Oct-Dec 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 October to 31st December 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 statistical returns in relation to these categories. It should be noted that the returns required by government do not include a number of application types including applications for prior approval for larger householder extensions, certificates of lawful development, applications for the approval of details pursuant to conditions and applications to fell or carry out works to TPO trees. These applications however constitute a significant source of demand on our service numbering 99 cases in the quarter and are included in the total figures reflecting workload set out at 3.1 below.

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

2015/2016 Total	Decisions in quarter	Oct/Dec 2016	Government Target
85%	7	100%	60%

*Whilst three of the seven applications were determined after the 13 week period, they were the subject of agreed extensions of time with the applicants and therefore the figure recorded in Government returns will be **100%**.

Minor Applications determined within 8 weeks/PPA target*

2015/2016 Total	Decisions in quarter	Oct/Dec 2016	Government Target
78.5%	22	72.7%	65%

*Whilst three of the 22 applications were determined after the 8 week period, they were the subject of agreed extensions of time with the applicants and therefore the figure recorded in Government returns will be **72.7%**.

'Other' (Including Householder) Applications determined within 8 weeks

2015/2016 Total	Decisions in quarter	Oct/Dec 2016	Government Target
84.9%	110	90.9%	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	Oct/Dec 2016	Appeal Decisions
44%	40% max	0%	2

3. Workload

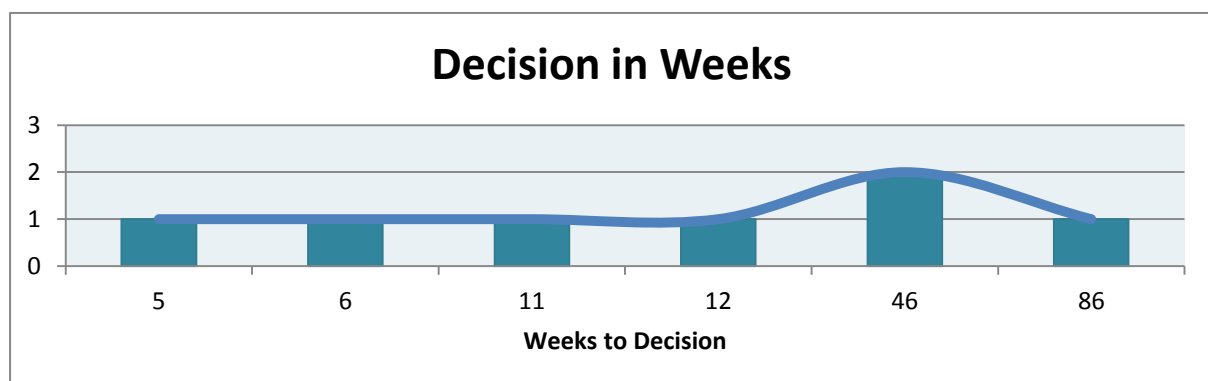
3.1 This section deals with workload demand on the Development Management Service in the third quarter of this financial year.

Departmental Work Demand Apr-Jun 2016

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
249	129	2424	249	4

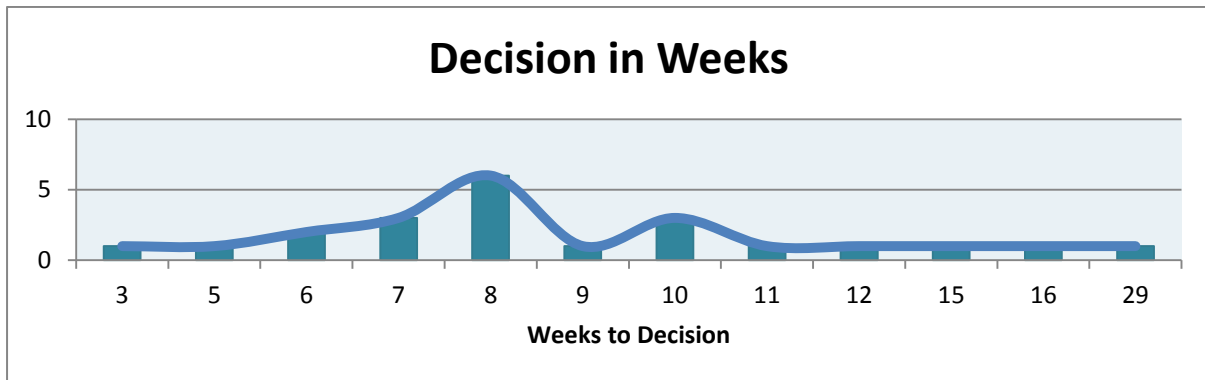
3.2 The following graphs present the time period being taken to determine different types of application.

Major and small-scale majors Total 7



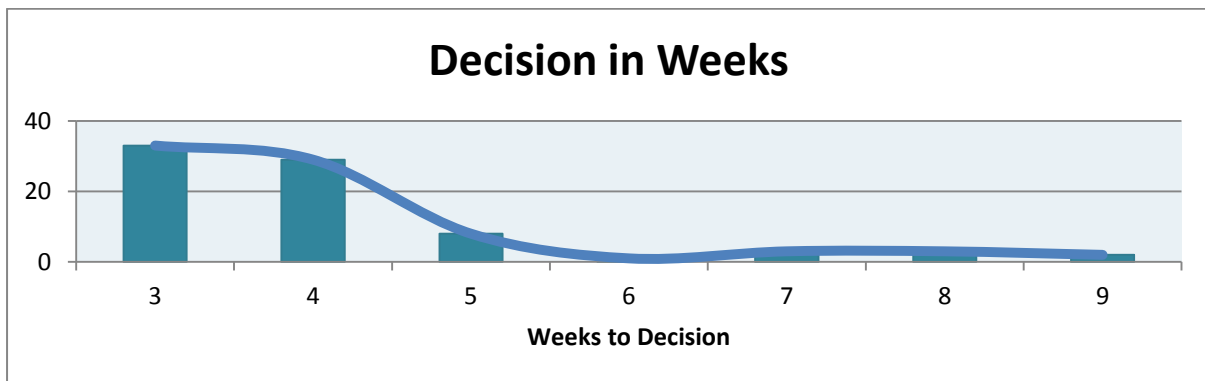
3.3 Performance with regard to Major applications remains good with four of the seven determined in less than 13 weeks. Whilst three of the cases in this quarter had decisions issued after the 13 week period, all of these related to elements of the Wellesley development which were the subject of agreed extensions of time with the applicants to enable the completion of complex variations to the associated legal agreement. These therefore will be recorded in Government returns as having met the target.

Minor applications Total 22



3.4 This second graph illustrates the determination times for minor applications with thirteen of the twenty-two determined in less than 8 weeks. Whilst three of the cases in this quarter had decisions issued after the 8 week period, these were the subject of agreed extensions of time with the applicants. They therefore will be recorded in Government returns as having met the target.

Householder applications Total 79



3.5 This third graph shows that in the third quarter of this financial year 77 of 79 householder applications (97.5%) were determined within the statutory period and 62 of those (78.5%) were issued in the third and fourth weeks after validation.

4. Fee Income

4.1 The total amount of planning fee income received for the quarter was £134,128.00, more than three times that 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	Oct/Dec 2016
Total contributions received (Rushmoor and Hampshire)~	£ 466,555.13
Open Space (specific projects set out in agreements)	£ £18,469.00
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £86,060.00 b) £4,810.00 c) £16,120.00
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland	a) £9,414.64 b) £526.00 c) £1,763.00 d) £0
Transport (specific projects set out in agreements)*	£336,992.49

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

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

7 new undertakings/legal agreements were signed in the period April-June 2016.

6. Comment on workload for this quarter

6.1 This third quarter saw sustained application submission and determination levels and a significant upturn in fee income from planning applications.

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 90 practical completions, of which 89 units are now occupied. 30 of the occupied units provide affordable housing.

7.2 A revised Reserved Matters Application for 277 dwellings on the eastern parcel of Corunna Zone B was submitted in January 2017 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.

7.3 Pre-application discussions are at an advanced stage in relation to McGrigor Zone D, located directly north of the Cambridge Military Hospital Zone C. It is expected that a Reserved Matters Application will be submitted in the spring. Consent has recently been granted for the demolition of various low quality buildings in this zone in preparation for redevelopment.

8. Recommendation

8.1 That the report be NOTED

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

BACKGROUND PAPERS: There are no background papers.