



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

***Wednesday, 26th April, 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, 26th April, 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

11th April 2017

Enquiries regarding this Agenda should be referred to Marion Young, Administrative Assistant, Democratic Services (Tel: (01252) 398827 or e-mail: marion.young@rushmoor.gov.uk)

A full copy of this agenda can be found at the following website:
<http://www.rushmoor.gov.uk/9542>

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 29th March, 2017 (copy attached).

Items for decision

3. **Planning applications –**

To consider the Head of Planning's Report No. PLN1710 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. PLN1711 (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. PLN1712 (copy attached) on the progress of recent planning appeals.

Index to Development Management Committee Agenda
26th April 2017
Report No. PLN1710

Item No.	Reference Number	Address	Recommendation	Page No.
1	16/00837/FULPP	The Crescent Southwood Business Park Summit Avenue Farnborough	For Information	17
2	16/00981/FULPP	Aldershot Bus Station 3 Station Road Aldershot	For Information	18
3	17/00075/FULPP	122 Hawley Lane Farnborough	For Information	18
4	17/00241/ADJ	Hartland Park	For Information	19
5	16/01009/FULPP	Old School Studios 40 Lynchford Road Farnborough	Refuse	20
6	17/00022/FULPP	24 Northbrook Road	Grant	40

Development Management Committee
26th April 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, 29th March, 2017 at the Council Offices,
Farnborough at 7.00 p.m.

Voting Members

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

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

Non-Voting Member

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

76. DECLARATIONS OF INTEREST –

There were no declarations of interest.

77. MINUTES –

The Minutes of the Meeting held on 1st March, 2017 were approved and signed by the Chairman.

78. AFFORDABLE HOUSING POLICY –

The Committee received the Head of Planning's Report No. PLN1704 and a presentation explaining the requirement in Government Policy for Local Plan policies on affordable housing to be subject to viability considerations when considering planning applications.

The Committee noted that a new Local Plan, to replace the Rushmoor Core Strategy, was due to be considered by Cabinet on 4th April, 2017, and this had been developed consistent with Government Policy as set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) and had been scrutinised by the Local Plan Member Steering Group.

RESOLVED: That the Head of Planning's Report No. PLN1704 be noted.

79. **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 as set out in Appendix “A” attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

17/00120/FULPP (Nos. 78-82 Victoria Road, Aldershot);
* 17/00163/FULPP (No. 12 Arthur Street, Aldershot);
17/00127/FUL (No. 306 Pinewood Park, Farnborough);

- (ii) planning permission/consent be refused in respect of the following application as set out in Appendix “B” attached hereto for the reasons mentioned therein:

* 16/00905/FULPP (Proposed Residential Development,
Wellington Centre, Aldershot);

- (iii) 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. PLN1705, as updated at the meeting, be noted;

- (iv) the following application be determined by the Head of Planning, in consultation with the Chairman:

17/00027/FULPP (Grasmere House, No. 33 Cargate
Avenue, Aldershot);

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

16/00837/FULPP (The Crescent, Southwood Business
Park, Summit Avenue, Farnborough);
16/00981/FULPP (Aldershot Bus Station, No. 3 Station
Road, Aldershot);
16/01009/FULPP (Old School Studios, No. 40 Lynchford
Road, Farnborough);
17/00075/FULPP (No. 122 Hawley Lane, Farnborough)

- (vi) the receipt of a petition in respect of the following application be noted:

17/00118/FUL (No. 8 High View Road, Farnborough)

- * The Head of Planning's Report No. PLN1705 in respect of these applications was amended at the meeting

80. REPRESENTATIONS BY THE PUBLIC –

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

Application No.	Address	Representation	In support of or against the application
16/00905/FULPP	(Proposed Residential Development, Wellington Centre, Aldershot)	Mr. R. Kelway Mr. D. Dunlop	Against In support

81. APPLICATION NO. 17/00027/FULPP – GRASMERE HOUSE, NO. 33 CARGATE AVENUE, ALDERSHOT –

The Committee considered the Head of Planning's Report No. PLN1705 regarding the demolition of a two-storey outbuilding at rear of site, external alterations and change of use of main building from Care Home to provide 5 self-contained flats, with parking spaces and amenity space at rear.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Agreement under Section 106 of the Town and Country Planning Act 1990 by 11th April 2017 to secure a financial contribution towards special protection area mitigation, the Head of Planning, in consultation with the Chairman, be authorised to grant planning permission subject to the conditions and informatives set out in the Head of Planning's Report No. PLN1705; however
- (ii) in the event that a satisfactory Agreement is not received by 11th April 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 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.

82. ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT –

(i) Land Adjacent to No. 16 Highfield Path, Farnborough –

RESOLVED: That the Committee note the decision to take enforcement action by the Head of Planning in accordance with the Council's Scheme of Delegation, more particularly specified in the Head of Planning's Report No. PLN1706.

(ii) The Beehive, No. 264 High Street, Aldershot –

RESOLVED: That the Committee note the Head of Planning's Report No. PLN1706 (as amended at the meeting).

(iii) The Old Warehouse, Star Yard, Victoria Road, Aldershot –

RESOLVED: That the Committee note the Head of Planning's Report No. PLN1706 (as amended at the meeting).

83. PROPOSED INCREASE IN PLANNING APPLICATION FEES –

The Committee received the Head of Planning's Report No. PLN1703, which explained the urgency decision taken in respect of the increase in planning application fees, as set by the government. It was noted that the Head of Financial Services, as the Council's S.151 Officer, in consultation with the Leader of the Council, the portfolio holder for Business, Safety and Regulation, and the Chairman of the Environment Policy and Review Panel, had responded to the Department of Communities and Local Government (DCLG) on 10 March 2017, accepting the proposed 20% increase in planning application fees and confirming that the amount raised through these higher fees would be spent entirely on planning functions. A report on this urgency action was due to be put to Cabinet at its meeting on 4th April, 2017.

RESOLVED: That the Head of Planning's Report No. PLN1706 be noted.

84. URGENT ACTION – OLD FIRE STATION, ORDNANCE ROAD, ALDERSHOT –

The Committee received the Head of Planning's Report No. PLN1708 (as amended at the meeting), which explained the further delay in the completion of the Legal Agreement due to the need for it to be signed for and on behalf of Hampshire County Council.

RESOLVED: That the Head of Planning's Report No. PLN1708 (as amended at the meeting) be noted.

85. **APPEALS PROGRESS REPORT –**

(1) **Appeal Decisions –**

Application No.	Description	Decision
16/00356/FULPP	Against refusal to grant 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 at Ground Floor Rear, No. 41 Victoria Road, Farnborough.	Dismissed
16/00284/TPO	Against refusal to grant consent to undertake work to a tree protected by a Tree Preservation Order at No. 2 The Birches, Farnborough.	Dismissed

(2) **Update Following Appeal Decision –**

Application No.	Description	Decision
--	Against the enforcement notice requiring the material change of use of the land from use for agriculture to a mixed use at land at former Lafarge Site, Hollybush Lane, Aldershot.	Enforcement appeal has been remitted to the Planning Inspectorate for re-determination solely in respect of the Ground (f) appeal

RESOLVED: That the Head of Planning's Report No. PLN1707 be noted.

The Meeting closed at 9.08 p.m.

B.A. THOMAS
CHAIRMAN

**Development Management Committee
29th March 2017**

Appendix "A"

Application No. & Date Valid: **17/00120/FULPP** **13th February 2017**

Proposal: Change of use from B1 Office to D1 Educational use at **78 - 82 Victoria Road Aldershot Hampshire**

Applicant: MYF Training

- 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 Prior to the commencement of development, details of disabled access shall be submitted to the Local Planning Authority for approval. Once approved the disabled access shall be provided in full prior to the first occupation of the development and thereafter retained for its designated purpose.*

Reason - To ensure that adequate access is provided to serve the building having regard to "saved" local plan policy ENV21.

 - 3 Prior to the first occupation of the development, the cycle storage facilities shall be provided in full as shown on the approved and thereafter retained for their designated purpose.

Reason - To promote alternative modes of transport *

 - 4 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1/13, 2/13, 3/13, 4/13, 5/13, 6/13, 7/13, 8/13, 9/13, 10/13 rev A, 11/13, 12/13, 13/13 and 14/14.

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

Application No. & Date Valid: 17/00163/FULPP

27th February 2017

Proposal: Change of use from B1a to C3 at ground and first floor levels to provide 2 two bedroom flats with associated external alterations at **12 Arthur Street Aldershot Hampshire**

Applicant: Rushmoor Borough Council

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

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

2 Any making good of brickwork shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

3 Prior to the commencement of development, details of cycle parking to serve the development shall be submitted to the Local Planning Authority for approval. Once approved the cycle parking facilities shall be provided in full prior to the first occupation of the development and thereafter retained for their designated purpose.

Reason - To promote alternative modes of transport.*

4 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.

- 5 The permission hereby granted shall be carried out in accordance with the following approved drawings - 1507-001.P1, 002.P1, 100.P1, 101.P1, 130.P1, 140.P1, 141.P1, 200.0.P3, 201.0.P1, 300.0.P3 and 400.P3.

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

Application No. & Date Valid: **17/00127/FUL** **9th February 2017**

Proposal: **Erection of single storey front extension at 306 Pinewood Park Farnborough Hampshire**

Applicant: Justine Davie

- 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 – Location Plan 01 and Combined Plan 1701-1-A

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

Appendix “B”

Application No. & Date Valid: **17/00118/FUL** **2nd February 2017**

Proposal: **Conversion of 3-bedroom house (Use Class C3) into a 5-bedroom house in multiple occupation (Use Class C4) at 8 High View Road, Farnborough**

Applicant: Sergio Andreou

A petition has been received containing 35 signatures,

objecting to the proposal on the following grounds;

1. There is insufficient parking to service the developed property;
2. The road is highly congested and the Local Fire service had significant issues access a recent fire. The proposal will exacerbate existing highway issues;
3. A densely populated HMO will be detrimental to local noise levels.

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 17 to 19

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 19

Section C – Items for DETERMINATION – Pages 20 to 50

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 51 to 58

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 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	16/00837/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>An extension of time for the consideration of the application until 31 May 2017 has been agreed. Amended plans are being prepared by the applicants seeking to address issues raised by consultees relating to the internal layout design of the proposed development. It remains too early to present this application to Committee.</p>

2	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 Hampshire</p> <p>The Council has recently agreed to an extension of time for the determination of this application until 20 June 2017 to allow time for proposals for improvements to the adjoining Station forecourt to be more certain in terms of both design and timescales, and thereby to address representations lodged in respect of this planning application.</p>
3	17/00075/FULPP	<p>Erection of new storage & distribution warehouse with ancillary offices, entrance gatehouse, parking and landscaping (Use Class B8) following demolition of all existing buildings on site</p> <p>122 Hawley Lane Farnborough Hampshire GU14 9AY</p> <p>Some statutory consultation responses in respect of this application have yet to be received. The applicants are currently seeking to address comments made by the Highways Authority. It is therefore too early to present this application to Committee.</p>

4	17/00241/ADJ	<p>Consultation from Hart District Council in respect of Hybrid Planning Application (part full, part outline) for a residential-led mixed use redevelopment comprising 1. Outline planning application with means of access (in part) to be determined (all other matters reserved for subsequent approval), for the erection of up to 1,500 dwellings (Use Class C3); a local centre including residential (Use Class C3 within the up to 1,500 dwellings) and up to 2,655m2 (GEA) of retail, commercial and/or community floorspace (Use Classes A1 to A5, B1, D1 and D2); a primary school (Use Class D1); drainage works including balancing ponds; on and off-site SANG mitigation; creation of landscaping, open space and ecological habitats; car and cycle parking; demolition of existing buildings; site clearance; earthworks; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works. 2 Full planning application for the erection of 189 dwellings (Use Class C3); access; drainage works including balancing ponds; creation of landscaping, open space and ecological habitats; car and cycle parking; earthworks; demolition of existing buildings; site remediation; provision of utilities infrastructure; off-site highway works; and all other ancillary and enabling works.</p> <p>Hartland Park Bramshot Lane Fleet</p> <p>This application has only recently been received and consultations are underway.</p>
---	--------------	---

Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

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

Case Officer	David Stevens
Application No.	16/01009/FULPP
Date Valid	20th December 2016
Expiry date of consultations	12th January 2017
Proposal	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
Address	Old School Studios 40 Lynchford Road Farnborough
Ward	St Mark's
Applicant	Headington Capital Ltd.
Agent	Vail Williams LLP
Recommendation	REFUSE

Description

The Old School Studios building (also known as St Albans Hall) is on the east side of the St. Albans Roundabout at the junction of Lynchford Road (B3011) with the south end of Alexandra Road. It is identified by the Council as a Building of Local Importance (BOLI) comprising an original modest single-storey Victorian building with later two-storey (with rooms in the roof) and single-storey additions. The building is currently split into a number of Use Class B1 office suites. To the east, the site contains a tarmac car park area with vehicular access onto the original line of Lynchford Road opposite No.51 Lynchford Road. The largest portion of the building (an inter-War extension) fronts the south side of original line of Lynchford Road opposite the now vacant Lloyds Bank building (Nos.47-49 Lynchford Road) and the North Camp Methodist Church. Further to the east beyond the car park the site is an undeveloped area containing trees, shrubs and grass. The site is bounded to the south by the new line of Lynchford Road, with the Napier Gardens public car park and Napier Gardens public open space opposite.

The proposal is for the demolition of all but the Inter-War (two-storey) part of the building and the erection of new extensions to the south and east to facilitate the creation of a 48-bed care home (Use Class C2). The proposed extensions would follow the west and south perimeters of the site. They would be three-storeys in height and designed to provide the bedroom spaces and an active frontage to Lynchford Road and the roundabout. These

elements would wrap around a single-storey extension filling the space between the three-storey extensions and the retained portion of the existing building. It would provide service elements and an entrance into the Care Home. A significant section of the three-storey extension would project to the east into the existing open area to enclose the south side of a new parking courtyard. A total of 20 on-site parking spaces are shown. Vehicular access would be as existing from the old line of Lynchford Road.

The retained portion of the existing building would provide the main front entrance and communal spaces for the proposed Care Home, together with ancillary offices, staff facilities, and a hairdressers.

The roof of the proposed single-storey service extension would be utilised as a roof garden.

The external design of the proposed extensions would be contemporary to in contrast with the retained building. The main three-storey elements would have mono-pitched roofs.

The existing open green space to the east of the site would be retained.

The application is accompanied by a Design & Access Statement, Heritage Statement, Transport Statement, Surface Water Drainage Statement, Noise Impact Assessment, Air Quality Assessment, Tree Survey Report, Arboricultural Impact Assessment & Method Statement, Preliminary Ecological Appraisal, Bat Report, Asbestos Survey, Energy Performance and Building Condition Survey, Viability Report (in respect of continued office use), and Walk-Over Site Investigation Report.

Consultee Responses

Transportation Strategy Officer	No Highway Objections.
Environmental Health	No objections subject to conditions.
Aboricultural Officer	No objections subject to conditions.
Ecologist Officer	No objections on grounds of biodiversity provided that the recommendations of the submitted ecological report are implemented in full.
Hampshire Fire & Rescue Service	No objections, but provides generic fire safety/precautions advice.
Ecologist Officer	No objections on grounds of biodiversity provided the recommendations in the ecological report are implemented in full.
Natural England	Objection : As submitted it is considered that the proposals will have an adverse effect on the integrity of the Thames Basin Heaths Special Protection Area. The submitted application does not currently provide evidence that the care home residents will be significantly infirm and/or have reduced mobility therefore they will be able to recreate on the SPA, causing likely significant effects. If the residents will be too infirm and/or have reduced mobility then please provide appropriate evidence to confirm this and re-consult

Natural England. A facility for these residents would be expected to be in the form of a nursing care home for those who require full time nursing care and are very elderly. In this case the parking provision would also be minimal and only for staff and visitors. More information is required.

Head Of Community	No objection in principle to public access to the green space area of the site being formalised.
Planning Policy	No Policy Objections.
Thames Water	No objections subject to a condition concerning the methodology of any piling; and an informative advising that a "Groundwater Risk Management Permit" will be required from Thames Water for discharging groundwater into a public sewer.
Lead Local Flood Authorities	No objections subject to imposition of conditions.
Conservation Team	Objection : The proposals would result in the unjustified loss of the original Victorian element of the building, which has aesthetic value and possesses attractive architectural features; and is located in a visually prominent location within the South Farnborough Conservation Area. Furthermore, the impact of the proposed extensions in terms of scale, massing and location on the character and setting of the retained portion of the existing building is not adequately assessed and addressed. The proposals thereby fail to address the requirements of the Council's adopted Planning Policies and Buildings of Local Importance Supplementary Planning Document and Government Planning Policy and Practice Guidance.

Neighbours notified

In addition to posting a site notice and press advertisement, 60 individual letters of notification were sent to properties in Lynchford Road, Alexandra Road and Chartwell Gardens, including all properties located opposite the application site. There have been three responses to date.

Neighbour comments

At the time of writing this report, four objections have been submitted in respect of the proposals from the occupiers of 57 Lynchford Road, Barn Cottage 36B Reading Road, 54 Somerset Road, and an existing tenant of a suite within the application property.

The occupiers of Barn Cottage, 36B Reading Road express concern about the impact on the heritage of North Camp due to the proposed demolition of the original Victorian portion of the building. The North (Inter-War) Range and the original single storey Victorian Institute building collectively both make an important statement about the origins of North Camp and in their prominent position are the only visible buildings reflecting its military connection. The buildings of NatWest on the Western corner together with the Methodist Church and former

Lloyds Bank on Lynchford Road also reflect the former commercial importance of this part of the town. The applicants acknowledge that there will be 'a moderate adverse impact' in the South Farnborough Conservation area and this is considered unacceptable. It is further suggested that a care home on what is virtually an island situation, partially surrounded by an extremely busy road leading towards the A331 would not be conducive to a relaxed care environment.

The occupier of 54 Somerset Road reinforces these comments by saying "This building is part of the character and history of North Camp. It is visually attractive and in excellent repair. To part demolish this building, the gateway to North Camp Village is a contradiction of the Council's regeneration plans which have benefitted the area."

The occupier of 57 Lynchford Road states that, whilst glad to see that the proposals would retain some of the trees, especially the Sweet Chestnut, it is a shame that other vegetation would be removed to facilitate the proposals. There is a further objection on the grounds of parking issues that will be a problem for shop owners on that stretch of Lynchford Road which have limited meter parking for up to 1-hour on Lynchford Road. It gets very busy as there are a number of shops and businesses that rely on the available street parking. The spaces are needed and there is concern that they will disappear. Insufficient parking is provided on-site for the proposed development. Thirdly concern is expressed regarding noise and disruption during the construction period which would adversely affect business. [Note: the impacts of the construction period of a proposed development cannot be taken into account in the consideration of a planning application].

The occupier of 54 Somerset Road additionally comments that traffic congestion at the adjoining roundabout junction is already extreme and consider that the proposed development would exacerbate this situation.

The Physiotherapy Practice operating from Old School Studios, 40 Lynchford Road objects on the grounds that their practice, serving on average 30 patients a day, will be lost from the area. [Note : this objection arises from an existing tenant of one of the suites within the application property. Advice has been provided to this correspondent about seeking alternative accommodation should their landlord require them to leave their existing premises. This is a matter between landlord and tenant and cannot be taken into account in determining a planning application].

Policy and determining issues

The part of the site containing the existing building and most of the existing parking area is within the built-up area of Farnborough. However the remainder of the site to the east of the building and car parking is identified as part of a major area of recreational space. The building is identified by the Council as a Building of Local Importance. The Lynchford Road frontage of the site is identified as a 'green corridor'

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

Whilst the Core Strategy introduces a number of new policies that replace specific Local Plan

policies, a number of Local Plan policies continue to be 'saved' and will therefore remain in use for the time being until they are replaced by future tranches of Local Development Framework documents. In this respect, Local Plan Policies ENV13 (trees), ENV16 (general development criteria), ENV21 & 22 (access for people with disabilities), ENV28 (buildings and features of local importance), ENV33 (demolition of a building in a Conservation Area), ENV35 (development adjoining a Conservation Area), ENV36 & 37 (conservation areas), ENVENV43 (surface water run-off), TR10 (general highways criteria), and H14 (amenity space) are 'saved' policies that remain relevant to the consideration of this application.

The Council's adopted Supplementary Planning Documents (SPD) on 'Car and Cycle Parking Standards', 2012, Buildings of Local Importance March 2012, the Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy as updated February 2011; and the advice contained in the National Planning Policy Framework are also relevant.

The main determining issues are considered to be the principle of development, the visual impact on the character and appearance of the South Farnborough Conservation Area, impact on trees, the impact on neighbours, the living environment created, highway considerations, impact on wildlife, drainage issues, sustainability, and access for people with disabilities.

Commentary

1. Principle -

The site lies within the built up area on the edge of North Camp District Centre. Policy CP5 (Meeting Housing Needs & Housing Mix) supports the provision of specialist accommodation for older people. In principle a care home use is therefore considered to be acceptable in this location.

It is considered that the proposals give rise to a number of other issues of principle. Firstly, it is proposed to develop some land at the site identified as part of a major area of recreational space; and secondly it is proposed to demolish part of the existing building, which is identified by the Council as a Building of Local Importance. Furthermore, it is proposed to use the site for a residential use in the place of a commercial use. These matters are considered in turn as follows:-

(a) Loss of Open Space : The existing open space area of the site forms part of an area identified by the Rushmoor Core Strategy as a 'Major Area of Recreational Space. This designation includes open land at the Napier Gardens public park on the south side of Lynchford Road opposite the application site. The designation also extends to the green space between the old and the new lines of Lynchford Road, including the privately-owned green space within the application site. Although the public do not have a legal right to enter the green space within the application site, it is not enclosed and functions as amenity space. It is included in the recreational space designation because, notwithstanding the private ownership, the land contains a number of trees and clearly contributes to the visual amenities and character of the area and 'frames' and provides a visual link to the larger Napier Gardens public open area beyond.

Core Strategy Policy CP12 seeks to resist the loss of open space. The application seeks to build on a small part of the land designated as being part of the recreational. Whilst the proposed incursion of built development into the open space area cannot be justified under any of the exceptions set out in the policy, the extent of the incursion is not large and is

located at the west edge of the area. The applicants propose to mitigate for the loss of this area by formally allowing public access to the whole of the remaining area of open space. Accordingly, although the proposals are technically a departure from the Development Plan in this respect (and have been advertised to this effect), the proposed loss of the small amount of open space is considered acceptable in this particular case. It is considered likely that some form of agreement document will need to be drawn-up between the applicants and the Council to formalise the proposed arrangement and to secure any necessary maintenance and enhancement works. However, it is considered appropriate that this matter be secured in the first instance by a suitably-worded planning condition requiring the appropriate means and measures to be put in place in this respect prior to the commencement of the development.

(b) Building of Local Importance (BOLI) : A separate issue of principle to be considered is whether the proposed partial demolition of the Building of Local Importance is justified in this case. The site is in a prominent position, partially within the South Farnborough Conservation Area and the proposal involves removal of a significant portion of the existing building, including its oldest section. Saved Local Plan Policy ENV28 states that the Council will not permit development which would physically damage a building or feature of local historic importance, or adversely affect its setting.

The building is variously named 'St. Albans House' or 'Old School Studios' and has been subject to a number of extensions and alterations over the years. The original building has been converted into B1 office suites. The setting of the building has also been altered by the construction of the adjoining Lynchford Road/Alexandra Road roundabout, the new line of Lynchford Road to the south, and Napier Gardens and the car park beyond. When originally built, the building occupied a plot solely fronting the south side of Lynchford Road, whereas the building is now surrounded by roads on three sides.

The building was surveyed on behalf of the Council in August 2010 and recommended for BOLI status. At that time the condition of most aspects of the building were noted as being 'good' or 'excellent', with the exception of the roof and coverings, which were described as 'poor'; and weather penetration, weathering detail and flashing are described as 'fair'.

The current version of the survey report describes the building as follows:-

"Former Church of England Soldiers and Sailors Institute, now business units. The original Victorian orange brick building is the more important of the two era buildings, being the earlier of the two opened in 1894. This is a single storey orange brick building, six sliding timber sash windows, with six over six split panes. Traditional slate roof, decorated ridge tiles, with a central cupola. Timber door and split pane fanlight over. Cast iron rainwater goods. The larger building facing Lynchford Road is called 'North Range' and was opened in 1910. This is a 2-storey plus attic with single storey ranges. Plum and red brick, with slate roof and chimney stacks. Ground floor 12-over-12 pane vertical sliding timber sashes. Red brick diamond pattern to brown brick bands. Red brick quoins. First floor eight over eight pane sashes with circular windows to projecting bay and dormers with pivot windows. Once featured a chapel on the east end of the elevation"

The building was recommended for BOLI status having met the following criteria:-

- It is a building dating from 1914-1939 which has particular quality, character and is of local significance [Officer Note: in fact the building has even earlier origins than this, which provides further justification for BOLI designation];
- It is a building that has landmark or group value that contributes to the image of the

- local area; and
- It is an historic building with strong architectural interest affected by minor reversible alterations.

The survey comments on the historical context by stating that the building first appears on the 1931 OS map and is annotated as 'Institute'. Further that the building is of architectural merit despite alterations; and that the building is included on the list of BOLI generically "*due to its high aesthetic values.*" No community or historical association value is identified. It is its physical and visual presence in the area that is identified as the primary significance.

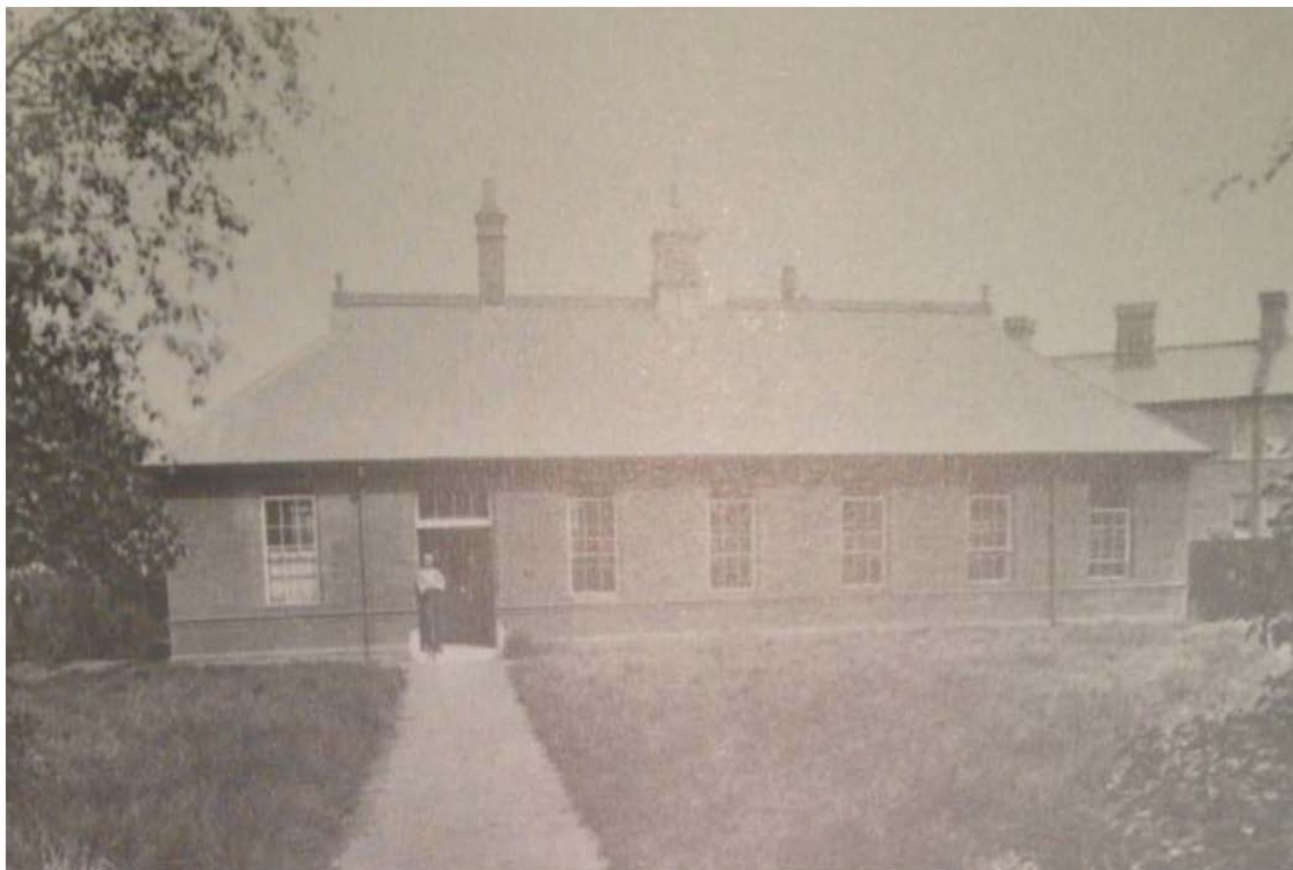


Plate 2: The original range of the Church of England Soldiers' and Sailors' Institute, pictured around the turn of the twentieth century. Source: Gosney, 1995.

The 'local list' as set out in the Council's adopted "Buildings of Local Importance" SPD does not provide BOLI with the same protection against alteration or demolition that would be the case if they were statutorily Listed. The age of a building alone is not cited in the SPD as a reason for resisting loss of a 'locally-listed' building. Nevertheless, the SPD states that the Council will seek to protect and retain Buildings of Local Importance whenever possible. Further, "*demolition should only be agreed where the replacement is of such a high quality that the loss of the locally important building/structure will be adequately mitigated by a development that enhances the character of the local area.*" And "*Where a loss is proven to be acceptable, the Council will require a full record of the building/structure to be carried out and any features of local historical interest to be donated to an interested party e.g. the local archives at a library or incorporated into the site's redevelopment.*"

In terms of the consideration of proposals for extensions, the SPD states that "*it is important that the character and setting of the building is not harmed*". Additionally, the SPD notes that "*The extension should relate to the building in terms of scale, massing and locations.*" The

SPD accepts that extensions can be of contemporary style [such as is being proposed with the current application], but that *“Contemporary proposals should be of a high quality design and fully supported by a clear understanding of the special significance of the host building with the scale in particular having respect to the existing building.”* In respect of any ‘special features’ that a BOLI may possess the SPD states that a *“retain and repair”* approach should be adopted.

In this context the key considerations in respect of the current proposals are therefore whether or not the proposed development is of sufficiently high quality to mitigate for the loss of a section of the existing building (the original Victorian Range) that has aesthetic value and is readily visible, including the presence of a special architectural feature (the roof cupola). Additionally, whether or not it is considered that the proposed extensions would be well related in location, scale and massing.

In seeking to address this issue, the applicants have submitted a Heritage Statement seeking to justify the proposed demolition of all but the two-storey ‘north range’. It is considered that there is no objection to the removal of the post-War flat-roofed extension and some other later more minor additions. However the applicants’ view that the original Victorian Range “possesses limited aesthetic value” and significance is not accepted. No substantive consideration appears to have been given to the retention of the Victorian Range and in this respect the proposals fail to comply with requirements of the SPD, adopted Development Policy and National Planning Policy & Guidance. It appears that the Victorian Range is proposed for demolition because it does not fit the layout and design of the proposed development. The Victorian Range is in the position on the site where the proposal places the service elements of the proposed Care Home. There has been no presentation of alternative schemes retaining the Victorian Range and the focus of the submitted justification seems to be on the limited merits of the attached post-War addition rather than the merits of the Victorian Range itself. It is submitted that the Victorian Range is in a poor condition and the works required to refurbish it and bring it up to the required energy ratings would not be viable, and further that the provision of a care home would bring wider benefits to the community. However, whilst these points are understood, they are not considered to provide justification for the loss of the Victorian Range in the context of the Council’s adopted BOLI policies.

In terms of the design, scale, massing and location issues, neither the submitted Heritage Statement nor the Design & Access Statement make a case for the design being of sufficiently high quality to justify the loss of the Victorian Range and cupola feature; or whether the scale, mass and location of the proposed extensions relative to the retained existing building are appropriate. This is considered to be a shortcoming of the proposal given the requirements identified in the SPD.

(c) Other Matters of Principle:

Employment Use : Policy CP8 (Supporting Economic Development) states that existing businesses will be supported and employment and economic development promoted and maintained by retaining B-Class uses subject to certain exceptions. The application is submitted with a Viability Report and a number of survey reports relating to the existing condition of the building that collectively set out a justification for why there is no demand for the site for B-Class use. The conclusions of this report are accepted as justification in compliant with criterion CP8 a. (i) : that there is no demand for the site.

Site Investigation : Although the proposed residential use is one that would be vulnerable to contact with contamination in undeveloped areas (such as with garden and landscape

planting areas), the Council's Environmental Health team considers that contamination is unlikely given the historical use of the site. Accordingly, a site investigation is not considered necessary, although it would be appropriate to impose the standard condition regarding dealing with unexpected ground contamination.

Asbestos : Although not a planning requirement and subject to other legislative controls, an asbestos survey has been undertaken and has identified asbestos containing materials at a number of locations within the existing building. The survey was non-intrusive, such that Environmental Health advise that further work would be required to identify any hidden areas that may contain asbestos containing material prior to construction/refurbishment. Asbestos removal should be undertaken by a fully licensed specialist contractor as part of the soft strip, and this should be fully documented and a report provided to the Council. It is considered that a suitably-worded condition can be imposed to require the submission of details in this respect to ensure that the property is suitable for residential occupation.

2. Visual Impact -

The site is located in a visually prominent position, with the section of the site containing the existing building and a significant portion of the proposed new development within the South Farnborough Conservation Area. The appropriate test for the consideration of the visual impact upon the character and appearance of the area is whether or not the proposed development would make a positive contribution to the character and appearance of the area as a whole. In terms of impact upon the visual character or appearance of the Conservation Area, the statutory requirement is for development to either preserve or enhance that character and appearance.

The site is located on the margins of the built-up area of Farnborough, such that the vicinity has a split character. To the north, the built-up area fronting the original line of Lynchford Road 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. To the south, the land is less developed and, in the immediate vicinity of the site, contains no buildings. Instead it largely comprises public open space and open land uses. In this context, the application site is visible from all directions and is prominently sited adjoining the St. Albans Roundabout and Lynchford Road. The site is a local landmark that is passed at close quarters by many people daily.

It is considered that the contemporary external design of the proposed extensions is an appropriate approach in principle. The proposed external design and materials could, in principle, make a positive contribution to the character and appearance of the site and the area; and combine well with retained original parts of the existing building. However, in the light of the concerns that the application submissions have failed to appropriately justify both the loss of the original Victorian Range and the scale, massing and location of the proposed extensions relative to retained sections of the BOLI, it is considered premature to reach any conclusions regarding the detailed design of the proposals.

3. Impact on Trees –

The majority of the trees at the site are located within the existing open area in the eastern half of the site, or adjoining the boundary with the new line of Lynchford Road. The application is accompanied by a Tree Survey Report and also an Arboricultural Impact Assessment & Methods Statement. The proposals would result in the loss of just one low-value Sycamore tree located close to the east end of the existing building. All other trees would be retained. Detailed proposals for tree protection measures are provided to ensure

that trees to be retained are not damaged during the construction period. The Council's Arboricultural Officer considers the submitted reports to be satisfactory. Accordingly, subject to implementation of tree protection and mitigation measures as set out in the submitted Reports, it is considered that no conflict with saved Local Plan Policy ENV13 would arise.

4. Neighbours -

Being an 'island' site, the site has no immediate neighbours that could be affected by the proposed development and the proposed extensions in particular. The closest neighbours are those properties on the north side of the old line of Lynchford Road opposite the existing vehicular entrance and inter-War element of the existing building, which would be retained. The proposed Care Home would be a 'quiet' use of the site giving rise to a level of activity considered unlikely to exceed that of the current commercial office use. As a result it is not considered that any material and harmful impacts to neighbours would arise.

Although both the Nat West and former Lloyds Bank buildings are designated as BOLI, it is considered that the character and setting of neither would be materially or adversely impacted by the proposed development. In this respect it is considered that 'setting' cannot have the same connotation as the setting of a statutorily Listed building, since BOLI status is a local non-statutory heritage designation. Furthermore, in any event, the substantive parts of the proposed development would be located some distance away from these other BOLI and mainly on the opposite side of the application site.

5. The Living Environment Created -

The proposal would provide new care home accommodation to modern standards. The proposed development would be set in landscaped grounds and provision is made for secure outside sitting space in the form of a roof garden. In any event, the internal layout of a development is a functional matter between the applicant and the Care Quality Commission and is to some extent covered by the Building Regulations.

Air Quality and Noise Assessment Reports have been submitted with the application. The Air Quality assessment concludes that the proposed development will not be impacted by air quality in excess of the annual mean objectives. Environmental Health therefore accept the conclusions of the report. The Report also considers the air quality impacts during the construction phase of the development and makes a number of recommendations for possible mitigation measures. Environmental Health consider that such measures should be included within a comprehensive Construction Method Statement to be submitted for approval prior to any works commencing.

The submitted Noise Impact Assessment report has investigated the existing noise climate at the site and rightly determined that the level of road traffic noise has the potential to adversely impact on the amenity of future occupants. The report has therefore calculated that with a certain standard of acoustic double glazing and an alternative means of ventilation provided, an acceptable internal noise environment can be achieved in all habitable rooms. Environmental Health accept this conclusion. Details of the glazing and means of ventilation to be installed can be required by condition to ensure it satisfies the recommendations contained within the Noise Report. No further information has been provided detailing what building services are to be provided. If this includes external plant then the potential exists for it to impact on the amenity of future occupants of the development and on existing noise sensitive premises. Nevertheless, Environmental Health recommend that a condition be imposed to require the submission of details of any external plant to be installed on the development.

The proposed development includes a first floor roof garden for occasional use by future residents. This space would be screened on three sides from road traffic by the proposed development itself. As such, it is not considered necessary to further enclose this space for acoustic protection purposes.

It is a matter for prospective occupiers and/or any referring bodies to decide whether they choose to live or place people in the proposed development. Nevertheless, it is considered that the living environment created would be acceptable in planning terms.

6. Highway Considerations -

The Transport Statement submitted with the application demonstrates that the traffic generation of the proposed care home development would be lower than the potential traffic generation of the existing office use. As such, the Transportation Strategy Officer confirms that a Transport Contribution cannot be justified.

The proposed development would be provided with 20 on-site parking spaces (including 3 disabled spaces) in a courtyard arrangement served by the existing vehicular access from Lynchford Road. Notwithstanding the objection to the proposal on the grounds of inadequate parking and existing street parking problems in the vicinity, it is considered that the parking provision to serve the proposed development meets the Council's adopted Parking Standards in full and is acceptable. The proposals would not result in any changes to the existing street parking arrangements in Lynchford Road, including the existing taxi parking lay-by. A developer cannot reasonably be required to address existing parking problems that they neither cause nor would make any worse. It is confirmed that provision will be made for cycle parking. Service deliveries would also use the courtyard and this arrangement is also considered acceptable.

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

7. Impact on Wildlife -

The Special Protection Areas (SPAs) surrounding Rushmoor Borough support populations of birds listed in Annex 1 to the EC Directive 79/409 on the conservation of wild birds. These are ground nesting birds that are vulnerable to disturbance by dogs and preyed on by cats, as well as general wear and tear on the habitat by its use for informal recreation. As such, there is a potential link with any form of development likely to result in an increase in the resident population in the area: i.e. residential development. Having regard to the advice in the Government Circular on Biodiversity and Geological Conservation, the impact on an SPA should be considered having regard to the effect of a proposal on an SPA, either individually or in combination with other projects.

The site is located within the 5km zone of influence of parts of the Thames Basin Heaths (TBH) SPA. However, in this case the proposals are for the provision of a care home falling within Use Class C2. In the circumstances it would seem most unlikely that residents would keep pets such as cats and dogs or use the SPA land for recreational purposes. Natural England generally confirms that they have no objections to such proposals on this basis subject to the imposition of a condition restricting the use of the site to Use Class C2. However in this instance Natural England has responded to the Council's consultation on the application to advise that they consider that insufficient evidence has been provided with the application that the intended residents of the scheme would be significantly infirm and/or have reduced mobility. The applicants have responded to this query to confirm that the application is for a residential nursing care home for those who require full time nursing care.

Each bedroom is for single occupancy with bed and private toilet. Assisted bathrooms are provided on each floor on a ratio of 1 per 8 bedrooms for staff to bathe the residents. Nursing stations are also provided on each floor on the basis of one per 8 bed spaces. Each floor has a small area for sitting and dining. All bedrooms are designed to care standards consistent with the planned use as a nursing care home. 'Care Homes for Older People: National Minimum Standards; Care Homes Regulations', published by the Department of Health, in line with the Care Standards Act 2000 refer. Furthermore, car parking provision is made against the relevant standards for care homes for staff and visitors and, as such, no parking provision is made for residents themselves.

Although Natural England are a statutory consultee, they have an advisory role. The Council is the 'competent authority' that has the responsibility of making the assessment of whether or not any impact upon the nature conservation interest and objectives of the SPA would arise. In this case the proposals are clearly for a care home use within which residents would be significantly infirm and or have reduced mobility. Accordingly it is not, therefore, considered that the proposals would have any significant effect, either separately or in combination with other current residential development schemes, on the integrity of the SPA. As such, it is considered that no SPA mitigation and avoidance contribution is required.

Ecology and Bat Survey Reports have been submitted with the application. The Council's Ecology & Biodiversity Officer is content with these submissions provided the recommendations are implemented in full.

8. 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'. The site is located within Flood Zone 1, which is land at the lowest risk of flooding. The Lead Local Flood Authority (Hampshire County Council) and Thames Water have raised no objections to the submitted Surface Water Drainage Statement subject to the imposition of a condition to require the provision of details of a detailed SUDS scheme.

9. Sustainability -

Policy CP3 requires applicants for all development proposals to demonstrate how they have incorporated sustainable construction standards and techniques into their scheme. In the case of 'other major developments' such as the current proposals, the required standard is at least BREEAM 'Very Good'. However, 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 or BREEAM. 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 BREEAM 'Very Good' or an equivalent 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. Access for People with Disabilities –

The proposed development would be provided with a level access and would clearly be

designed specifically for residents with limited or no mobility without assistance. 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.

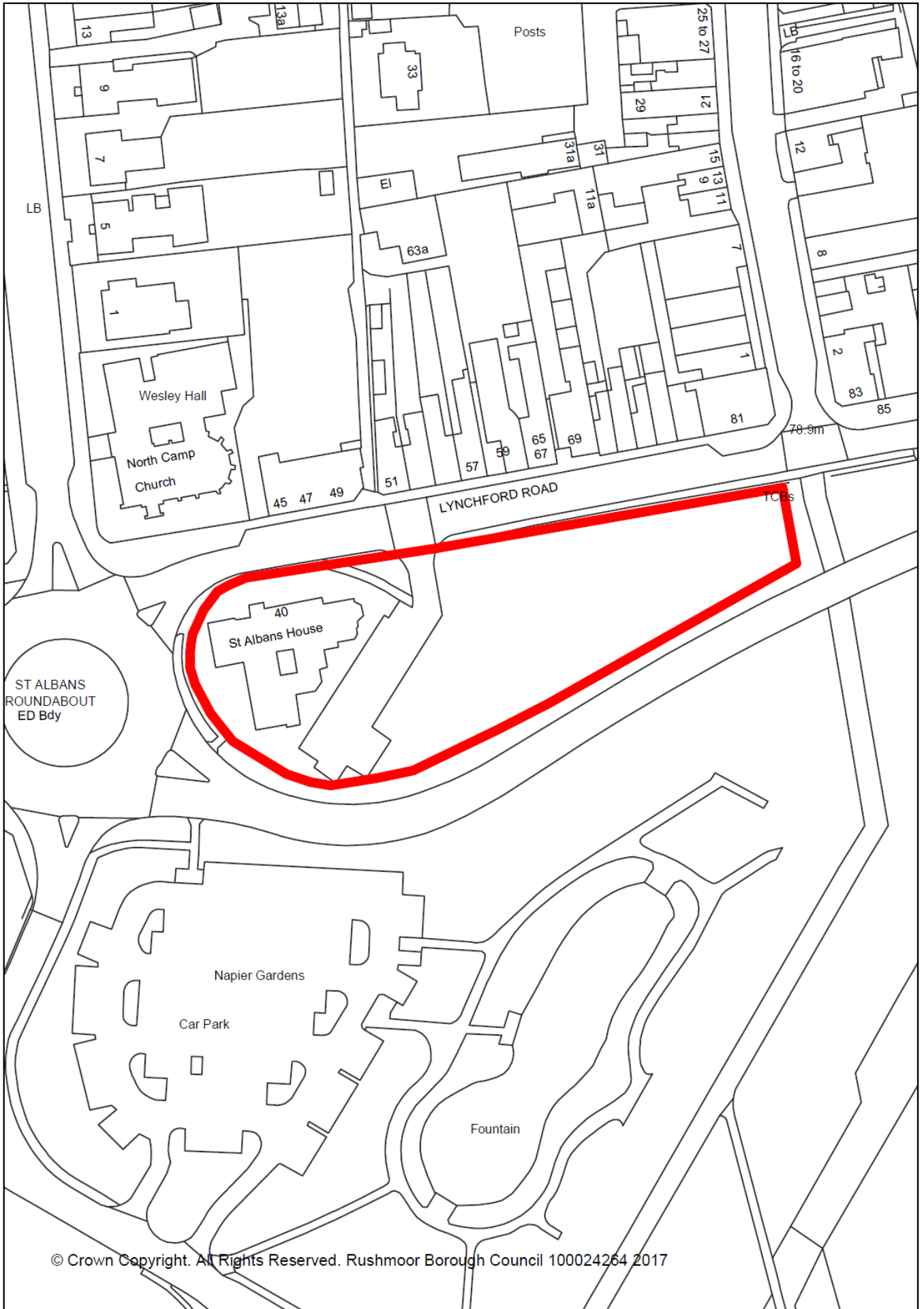
Conclusions -

It is considered that there is clear scope for a care home development on this site in principle. However there is a difference of opinion between the applicants and the Council concerning whether or not the original 'Victorian Range' of the existing building should be retained. The applicants consider that this section of the Building of Local Importance should be removed as it is of limited aesthetic value and significance, however the justification that has been provided is unconvincing. The retention, repair and incorporation of the 'Victorian Range' within the proposed development would undoubtedly have cost implications, however the scheme as proposed at the present time has provided inadequate justification for its removal and would, if implemented, result in an irreversible consequence to the detriment of the heritage asset. It is therefore considered appropriate to encourage full and proper consideration to incorporation and adaptation of the existing building in a revised scheme.

Full Recommendation

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

It has not been satisfactorily demonstrated that the proposals justify loss of the visible and significant 'Victorian Range' section of the Building of Local Importance (a non-Listed Heritage Asset) which has aesthetic value and historic interest. Furthermore, it has not been demonstrated satisfactorily that the proposed replacement development is of sufficient quality to outweigh the loss of the 'Victorian Range'. The retention and repair of the 'Victorian Range' building has not been satisfactorily explored. The proposals thereby fail to meet the requirements of the Council's adopted 'Buildings of Local Importance' Supplementary Planning Document and are contrary to Rushmoor Core Strategy Policies CP2, saved Local Plan Policy ENV28 and Government Policy and Practice Guidance.



© Crown Copyright. All Rights Reserved. Rushmoor Borough Council 100024264 2017



- SITE LAYOUT**
- Resident / visitor facilities
 - 3x30 bed care unit (A1-B1-C)
 - Staff and Services
 - Vertical Circulation
 - Consumption Area
 - Area of Recreational Space (Play for 2)
 - TPO
 - Design TPO



Macalain Pentfold
 The Barn, 12th Floor, 10th Avenue,
 Harrogate, North Yorkshire, HG1 1JH
 Tel: 01422 682000
 www.macalainpentfold.co.uk

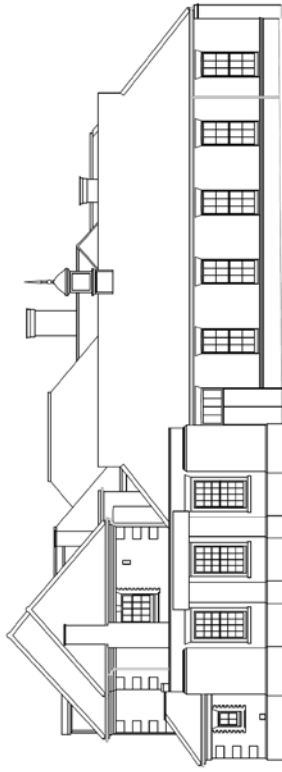
RIBA #
 Chartered Practitioner

Scale: 1:200 at A1
 Date: September 2016
 Drawn: [Name]
 Checked: [Name]

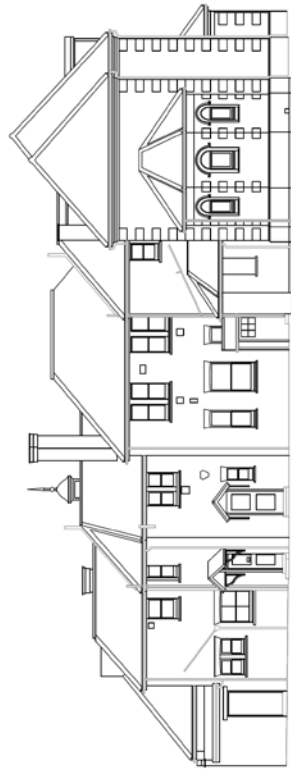
Client: Headington Capital Ltd
 Proposed 48 Bed Care Home
 Lynchford Road, Farnborough
 Site Plan
 Project Number: 11663
 Revision: A

2:MP Job Post:1001163 40 Lynchford Road, Farnborough Hampshire Planning (16) Streets Site Layout P:002 20/11/2016 11:15:54
 ISO 9001:2015 (141:05) X 594 00 000 1:1

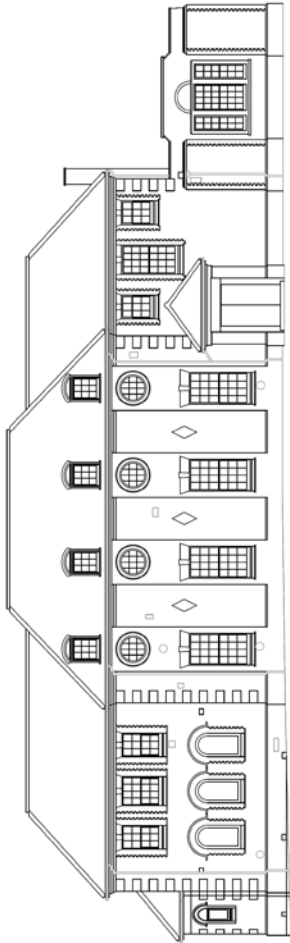
Licensee Crown Copyright 2016. All rights reserved. License no. 100022932



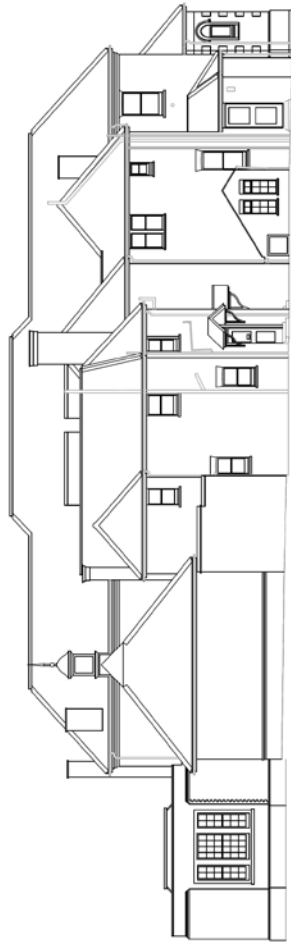
Level 201004 08 *
WEST ELEVATION



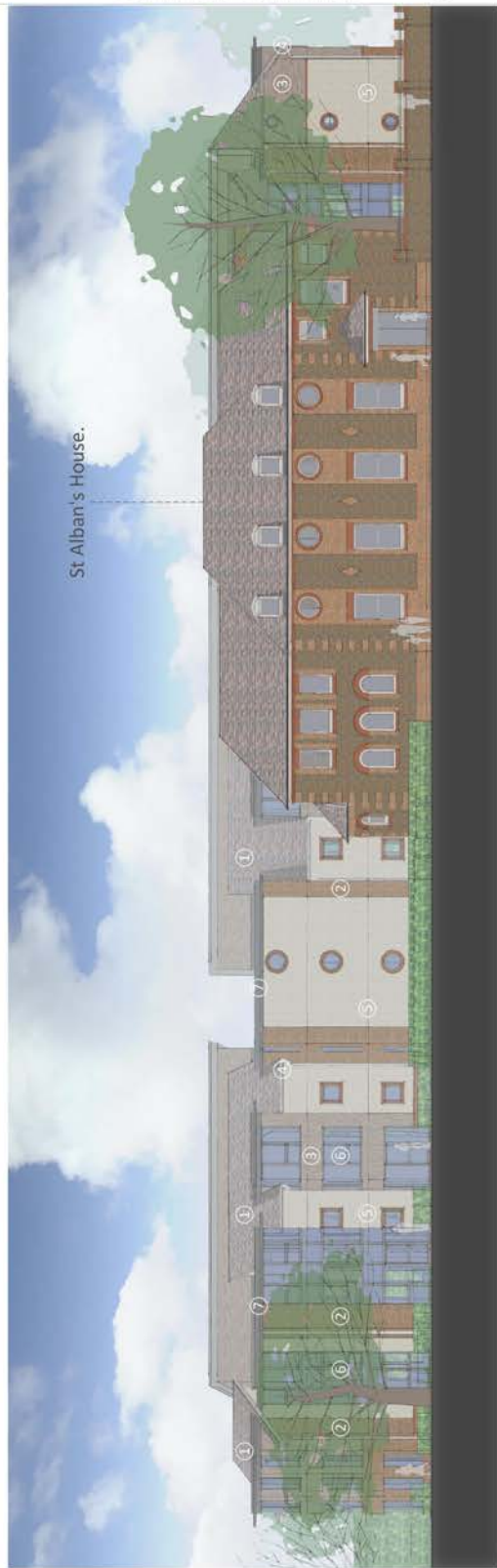
Level 201004 08 *
EAST ELEVATION



Level 201004 08 *
NORTH ELEVATION



Level 201004 08 *
SOUTH ELEVATION



North Elevation

- Elevation Key**
- 1 Plain roof tile.
 - 2 Red facing brick.
 - 3 Timber boarding.
 - 4 Metal gutters and downpipes.
 - 5 Render.
 - 6 Colour coated metal windows.
 - 7 Single layer roof membrane.
 - 8 Colour coated Juliet balconies.



West Elevation



Macallan Pentfold
 Architects, 1011 The Basc, 126 High Street, Abingdon
 Oxfordshire, OX14 3AE
 Tel: 01235 533100 Fax: 01235 533101
 www.macallanpentfold.co.uk

This drawing is copyright of Macallan Pentfold Ltd and should not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Macallan Pentfold Ltd.



RIBA #
 Chartered Practice
 Date: September 2016
 Project: 108-006

Macallan Pentfold
 Macallan Capital Ltd
 Proposed 48 Bed Care Home
 Lynchford Road, Farnborough
 Proposed Elevations
 1163 P.007 A





Methodist Church.



Perspective looking West along Lynchford Road towards St Alban's Roundabout



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

Case Officer	Chris Jones
Application No.	17/00022/FULPP
Date Valid	7th March 2017
Expiry date of consultations	29th March 2017
Proposal	Demolition of detached garage and erection of two-storey side extension including integral garage
Address	24 Northbrook Road Aldershot Hampshire GU11 3HE
Ward	Manor Park
Applicant	Mr Andy Rigg
Agent	
Recommendation	GRANT

Description

The application property is one of a pair of semi-detached dwellings at the junction of Northbrook Road and St Michaels Road. This pair of properties was formed by the extension and subdivision of the existing dwellinghouse at 26 Northbrook Road in accordance with planning permission 10/00601/FUL, approved in December 2010. The plans for No.24 showed a dwelling with three bedrooms. Planning permission 13/00020/REV was subsequently granted in March 2013 to allow the retention of the building with amended elevation details, parking area and an additional bedroom.

The site has an extensive planning history of applications seeking redevelopment of the land to the side of the building for additional dwellings.

This includes planning application 06/00787/FUL for "Demolition of existing garage and erection of a first floor side extension and external alterations to existing house and erection of a new 3 bedroom house", which was refused in January 2007 on grounds of overdevelopment of the site, impact on the street scene, insufficient parking and lack of provision of public open space; application 07/00421/FUL for a similar proposal, which was withdrawn before it could be recommended for refusal on similar grounds; and 14/00182/FULPP, which was for "Demolition of existing garage and erection of a detached building comprising two studio flats" and which was refused by the Council in June 2016 for a

number of reasons, including that the proposal was a cramped and contrived overdevelopment of the site which would not make satisfactory provision for parking and amenity space, Open space, Thames Basin Heaths Special Protection Area mitigation, Highways contributions, and which would adversely affect the privacy and amenity of adjoining residents. An Appeal was lodged but was dismissed by the Inspector, who supported the Council on many, but not all, of the reasons for refusal.

The current application proposes the demolition of an existing detached garage and the erection of a two-storey extension to the side of the building, 6.5m wide and 7.5m deep. It would provide an additional bedroom at first floor together with an en-suite bathroom and dressing-room and a double garage at ground floor. The extension would have brick walls and a tiled roof to match the existing.

Determination of the application was delayed due to inaccuracies in the originally submitted plans and the consequent need to re-consult neighbours on the amended plans.

Consultee Responses

Transportation Strategy Officer No Objection subject to condition.

Neighbours notified

In addition to posting a site notice, 5 individual letters of notification were sent to properties in Northbrook Road and Upper St Michaels Road.

Neighbour comments

Letters of objection have been received from the occupiers of 7, 20, 25, 27 and 33 Northbrook Road and 23, 25, 27, 34, 36 and 40 Upper St Michaels Road.

Grounds of objection include that the proposal would result in an unacceptable overdevelopment of the site which would have detrimental impact upon the character and amenity of the area; that the building would be of poor design and would be out-of-scale with any others in the vicinity; that the proposal would adversely affect the light, outlook and amenity of the properties directly adjoining the premises; that the proposal would adversely affect outlook from and light to the properties located on the opposite side of Northbrook Road; that the proposal provides insufficient parking and would add to existing parking problems in the surrounding area; concern that if the extension is approved and built, a further application for conversion to flats will result; that the extension may not be built in accordance with approved plans and that it is unfair that the applicant was able to use the invalidity of his original proposal as an opportunity to make changes to his plans in order to address concerns raised by the case officer and objectors, in the hope of obtaining a more favourable recommendation.

Policy and determining issues

The site is located in the built up area as defined in the Rushmoor Core Strategy and Policies CP2 (Design & Heritage) and CP16 (Reducing and Managing Travel Demand) are relevant, together with saved Policy H15(Home Extensions) of the Rushmoor Local Plan Review.

The main determining issues are considered to be the principle of the development, impact

upon the character and amenity of the area, the impact upon neighbours and parking and highway safety.

Commentary

Principle

The property is within the built up area and the proposal is considered to be acceptable in principle, subject to normal development control criteria for householder extensions. Some of the objectors have referred to previous recommendations and decisions made by the Council in respect of earlier applications for additional residential development on this site and to the appeal decision made in respect of planning application 14/00182/FULPP. However, it is important to recognise that criteria that were used to assess these proposals (involving additional dwellings) differ from those that apply to the current proposal, other than in respect of external design and the physical relationships between buildings.

Impact upon the Character and Amenity of Area

Nos. 24 and 26 Northbrook Road form a substantial building located on a prominent corner location at junction of Northbrook Road and Upper St Michaels Road. While there are a range of different types and sizes of properties in the vicinity, including detached properties, semi-detached properties and flats, this building appears older than most of the other buildings and is taller and more bulky in its roof design than the majority of neighbouring properties. The building is therefore already materially different in its design and scale from other properties in the vicinity and it is considered that the proposed extension would not alter this situation. The extension would not make the building significantly more visually intrusive in the street scene. It would be set back from the boundary with 20 Northbrook Road by 1.8m. In contrast the Appeal proposal would have been built alongside the boundary and resulted in an unattractively cramped setting for No. 20 harming the character and appearance of the area. The separation between the two buildings now proposed would be 3.6m, comparable to that between other premises in Northbrook Road. The design and materials proposed are considered to be appropriate and it is concluded that the proposal is acceptable in visual terms and would not adversely affect the character and amenity of the area.

Impact upon adjoining residents

The proposal would have most impact upon the properties that directly adjoin the site - 20 Northbrook Road to the north and 27 Upper St Michaels Road to the west. The comments made by the Inspector in his decision letter in respect of planning application 14/00182/FULPP are considered to be relevant to this issue. The occupiers of 27 St Michaels Road have objected to the proposal on the grounds that it would adversely affect views and light from the side facing windows of a conservatory and from the rear garden.

In respect of the appeal proposal, where the building would have been closer to the boundary with 27 Upper St Michaels Road, the Inspector specifically stated that, whilst he was aware of concerns from neighbours about the impact of that proposal on their outlook, such concerns were not supported by what he saw, or by other substantial evidence. He considered that the depth of garden would be acceptable in terms of spacing, but his concern related to the inclusion of first floor windows on the rear elevation. Only an en-suite bathroom window is proposed in the current application and a condition can be imposed to prevent additional windows being installed at a later date. While the proposal would be visible from the conservatory and garden of 27 St Michaels Road, there are not considered to be

significant planning grounds for protecting this view from change. In terms of the impact of the proposal on the occupiers of 20 Northbrook Road, the proposed extension would not be visible from the rear facing windows on this building which serve habitable rooms. Part of the extension may be visible from the front bedroom windows, but the relationship now proposed is less harmful than that of the unsuccessful appeal scheme and it is considered that an acceptable relationship would result. The occupiers of this property have raised concerns that the proposal would reduce daylight to their property through their side facing windows. However, the rooms involved are a cloak-room and a stairwell, and limited weight is therefore considered to be appropriate in respect of this concern. The gap between the two buildings would be 3.6m, which would allow for natural daylight to reach these windows. The Inspector found in relation to the appeal scheme, that occupiers of nearby property would be either sufficiently distant from the application site, or set to one side of it, and would not therefore be overlooked or adversely affected by the proposed development.

Parking & Transport

The premises currently have four bedrooms and this would be increased to five. The Council's adopted parking standards as set out in the Car and Cycle Parking Standards Supplementary Planning Document require that a minimum of three spaces are provided. The plans show that four spaces would be provided - two in the garage and two on the drive, in a manner that the Transportation Strategy Officer considers to be acceptable. However, because the drive is only 4.8m deep, a roller shutter door is proposed and it is recommended that a condition be imposed requiring that a roller shutter be installed and retained. Subject to this, the proposal is considered to be acceptable in terms of parking and highway safety.

Other Matters

A number of the objectors have argued that the proposal would result in an over development of the site and to support this argument, the occupier of 27 Upper St Michaels Road has set out a complete list of previous applications since 2006 that have been made in respect of what is now 24 and 26 Northbrook Road. The previous planning history of the site is of limited relevance when considering an application for a domestic extension to a residential property which must be considered on its merits. The current proposal is considered to satisfy relevant development criteria for household extensions and impact upon the light, outlook and amenity of adjoining and nearby residents would not be so great as to support refusal of planning permission.

It is concluded that the proposal would not have substantial and adverse impact upon visual amenity and the character of the area, upon residential amenity or highway safety. It accords with Policies CP2 and CP16 of the Rushmoor Core Strategy and saved Policy H15 of the Rushmoor Local Plan Review.

FULL RECOMMENDATION

It is recommended that permission be **GRANTED** subject to the following conditions:

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

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

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

001 Rev Planning B, 002 Rev Planning B, 101 Rev Planning B, 102 Rev Planning B, 103 Rev Planning B, 104 Rev Planning B, 105 Rev Planning B and 201 Rev Planning B.

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

- 3 The external walls of the extension hereby permitted shall be finished in materials of the same colour and type as those of the existing building, and in the case of brickwork matching the existing bond and pointing. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure satisfactory external appearance.

- 4 The garage shall be constructed with a forecourt of at least 4.8m in depth and a roller door shall be fitted and retained thereafter. The garage and forecourt parking spaces on approved Plan. 101 Planning-B shall be used only for the parking of private motor vehicles ancillary and incidental to the residential use of the property. 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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the west elevation of the development hereby permitted without the prior permission of the Local Planning Authority and the en-suite bathroom window on this elevation shall be fitted with obscured glazing.

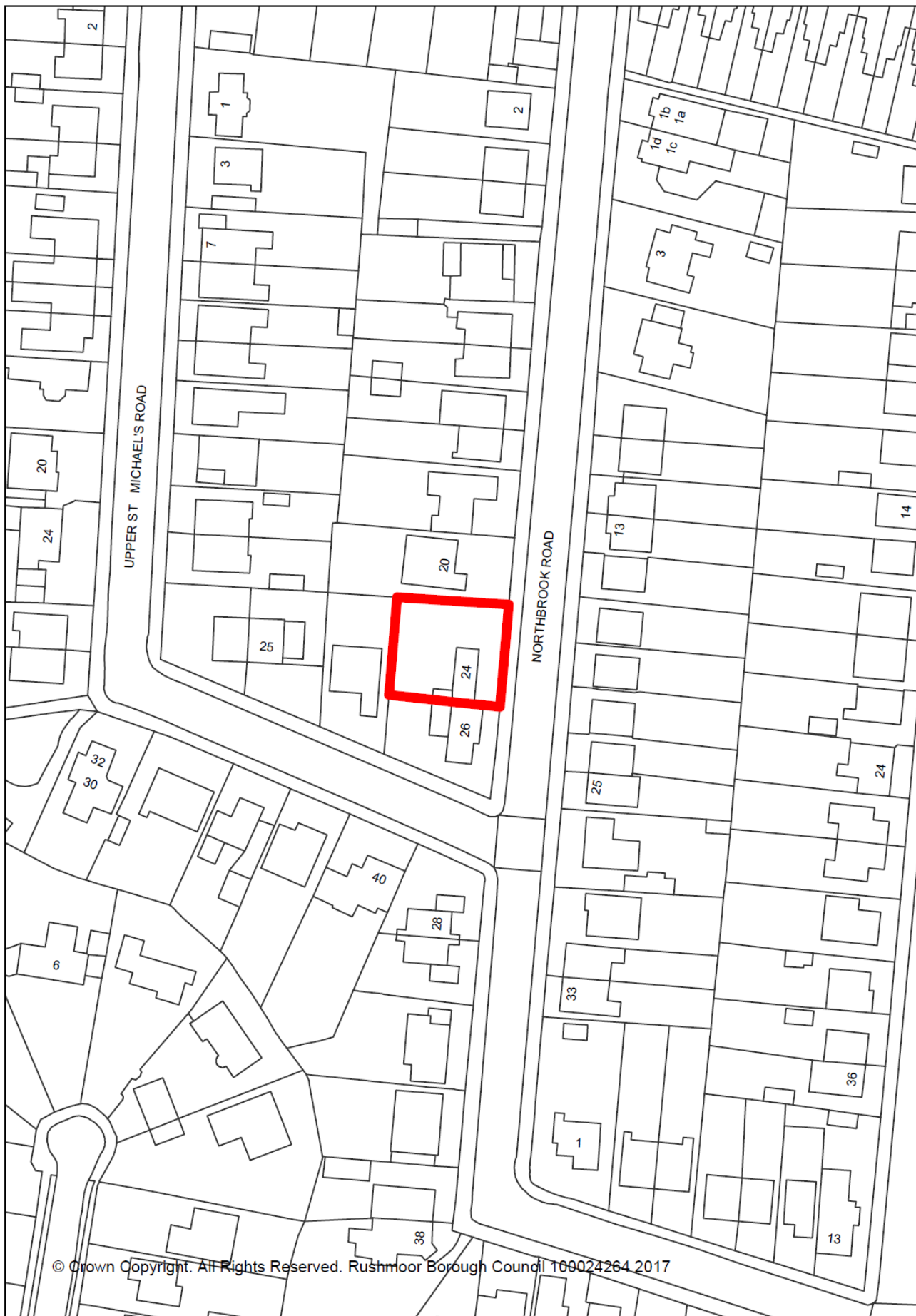
Reason - To protect the amenities of neighbouring residential properties

Informatives

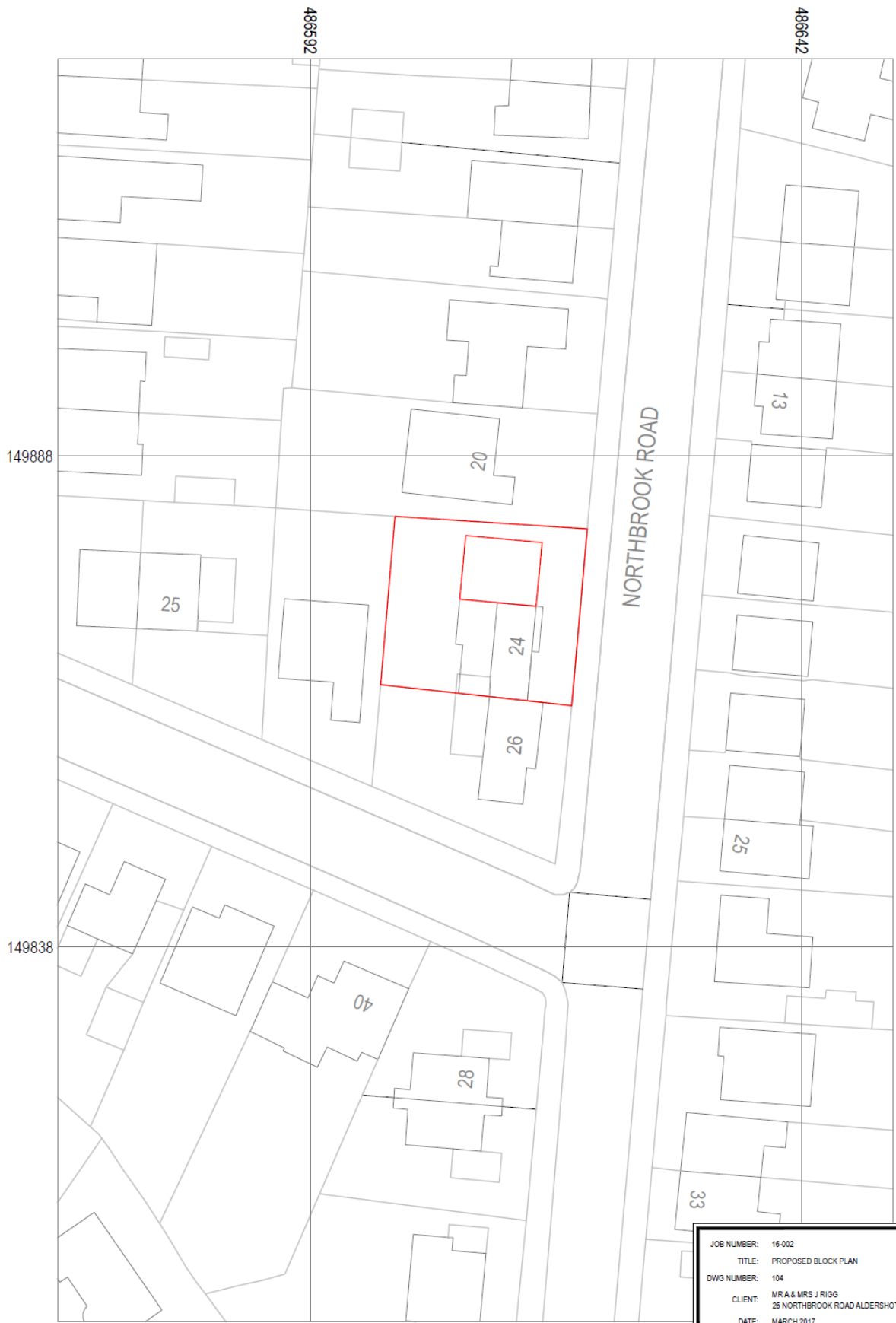
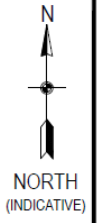
- 1 INFORMATIVE – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because it is considered that the proposal would have no substantial and adverse impact upon visual amenity and the character of the area, upon residential amenity or highway safety. It accords with Policies CP2 and CP16 of the Rushmoor Core Strategy and saved Policy H15 of the Rushmoor Local Plan Review. It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a


consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 3 INFORMATIVE - 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.
- 4 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.
- 5 INFORMATIVE - The applicants attention is drawn to the fact that from 1st October 2008, provision or replacement of an area of hard surfacing exceeding 5 square metres in front of a house will require planning permission in its own right unless the hard surface is made of porous materials, or provision is made to direct water run-off to a permeable or porous area within the curtilage of the property.
- 6 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.



© Crown Copyright. All Rights Reserved. Rushmoor Borough Council 100024264 2017



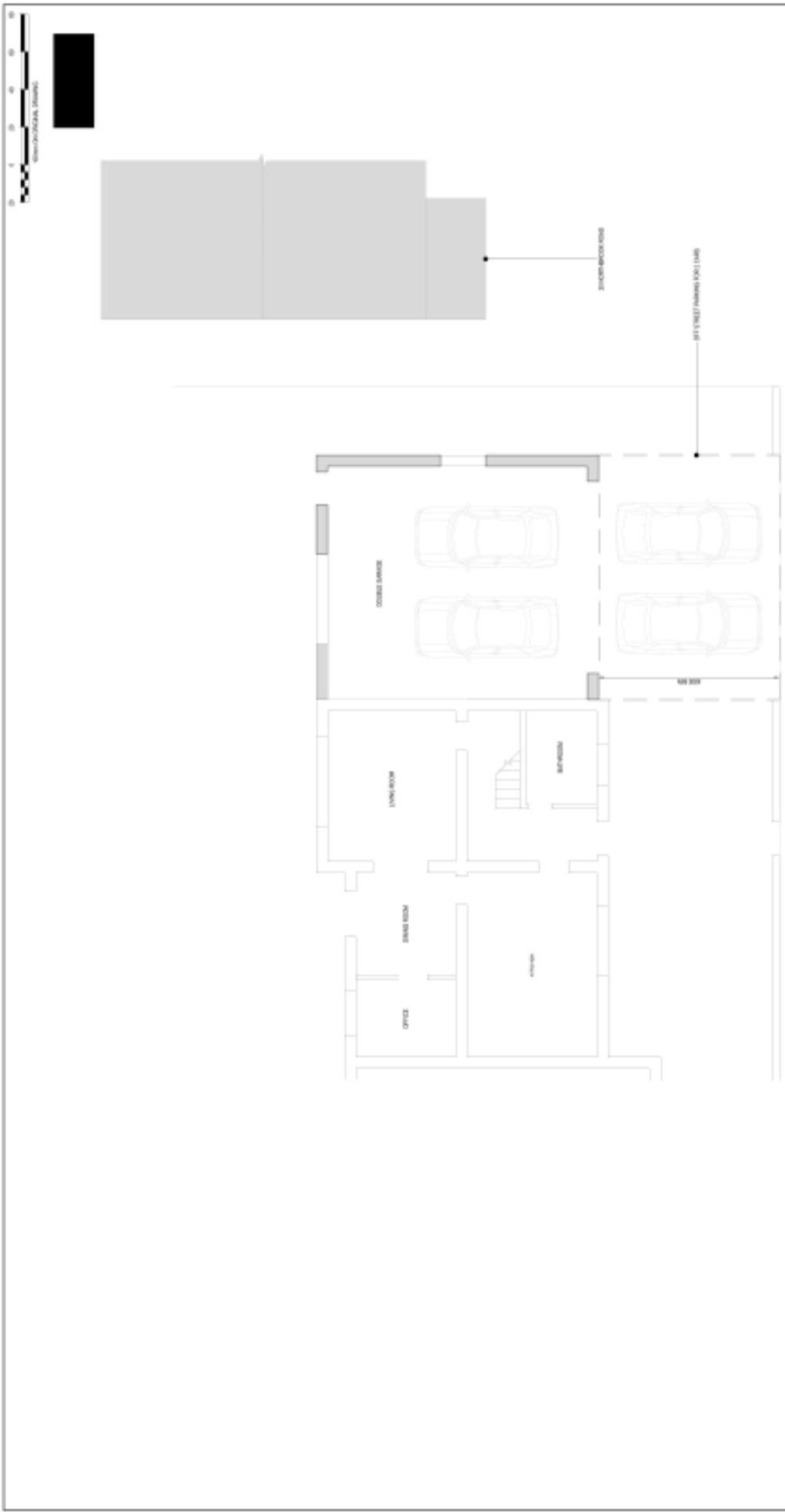
 PROPOSED EXTENSION

BLOCK PLAN
SCALE 1:500

JOB NUMBER:	16-002
TITLE:	PROPOSED BLOCK PLAN
DWG NUMBER:	104
CLIENT:	MR A & MRS J RIGG 26 NORTHBROOK ROAD ALDERSHOT GU113HE
DATE:	MARCH 2017
REVISION:	PLANNING - B
SCALE:	AS SHOWN AT A1

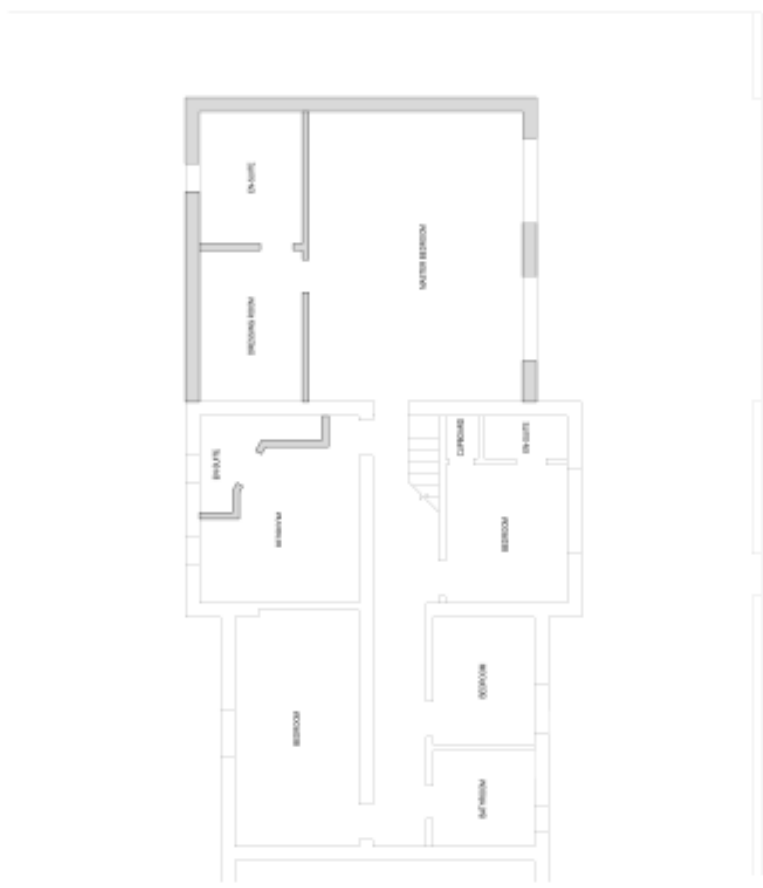
ZIMMER: 14102
 FILE: PROPOSED ADDITION FOR PLAN
 PROJECT NUMBER: 01
 CLIENT: LAMAR LASS
 PROJECT ADDRESS: 2800 WILSON AVENUE, SUITE 100
 CITY: WACO, TEXAS
 REGION: TAMU-8
 SCALE: AS SHOWN

PROPOSED ADDITION FOR PLAN
 SCALE: 1/8" = 1'-0"





STAIRS

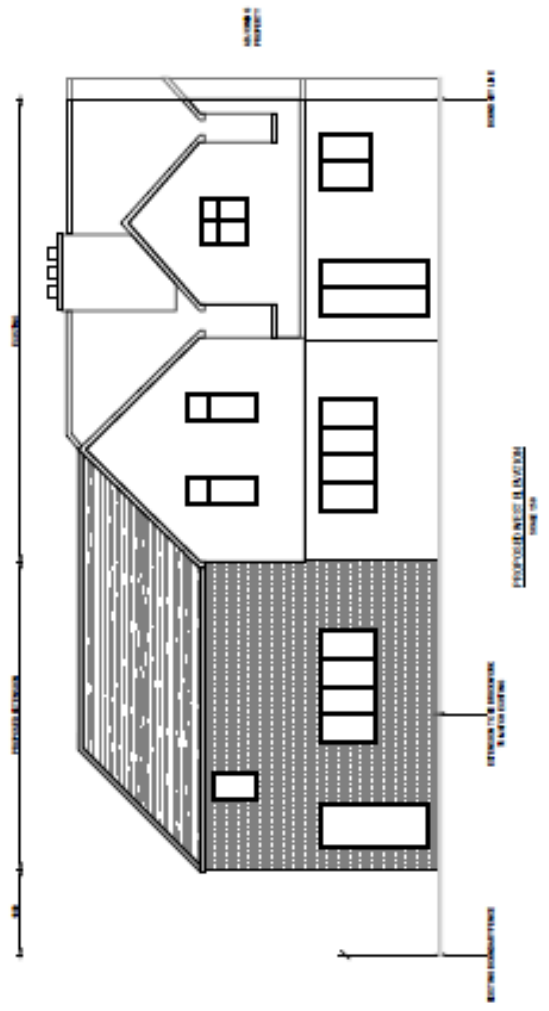
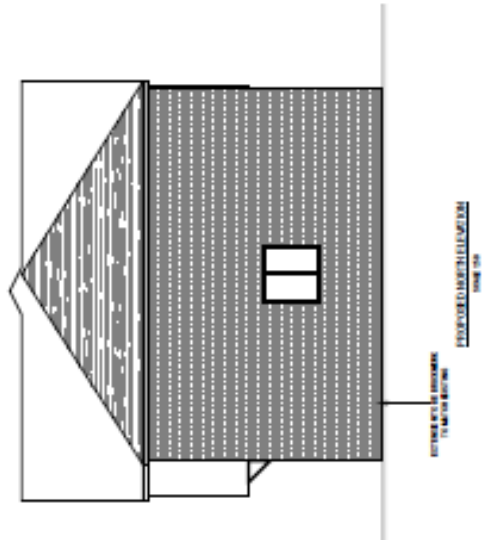
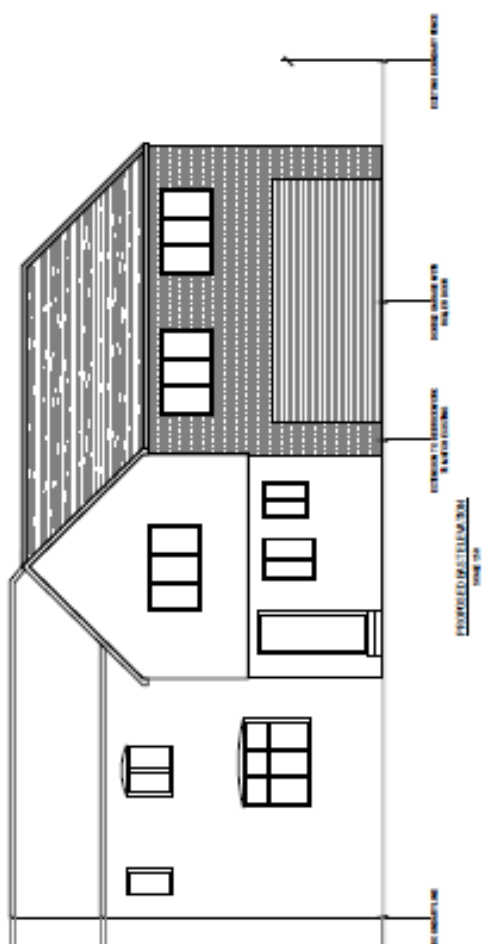


JOB NUMBER: N/202
 TITLE: PROPOSED FIRST FLOOR PLAN
 ARCHITECT: N2
 CLIENT: M.A. ALI & SONS
 DATE: 25/08/2024
 REVISION: PLAN NO. 1
 SCALE: 1:100

PROPOSED FIRST FLOOR PLAN
 SCALE: 1:100



20'-0" Overall Length



FOR THESE PLANS THE PROPERTY SURVEYOR HAS BEEN ADVISED BY THE CLIENT THAT THE CLIENT IS THE OWNER OF THE PROPERTY AND THAT THE CLIENT HAS THE AUTHORITY TO EXECUTE THESE PLANS. THE CLIENT HAS BEEN ADVISED THAT THE SURVEYOR IS NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THESE PLANS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEE ONLY. THE SURVEYOR IS NOT PROVIDING ANY GUARANTEE OF ACCURACY FOR THESE PLANS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEE ONLY.

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	17/00014/FULPP	Ward: Rowhill
Applicant:	Mr ADAM TEMPEST	
Decision:	Permission Granted	
Decision Date:	27 March 2017	
Proposal:	Replacement of existing single glazed top hung windows with UPVC double glazed sliding sash	
Address	Flat 2 25 Cargate Avenue Aldershot Hampshire GU11 3EP	

Application No	17/00041/FULPP	Ward: North Town
Applicant:	Mr Anthony Robinson	
Decision:	Permission Granted	
Decision Date:	30 March 2017	
Proposal:	Erection of a 3-bedroom detached house with associated parking	
Address	Land Between 42 And 48 Connaught Road Aldershot Hampshire	

Application No	17/00042/FULPP	Ward: Manor Park
Applicant:	Ms Mitchelmore	
Decision:	Permission Granted	
Decision Date:	21 March 2017	
Proposal:	Conversion of existing four bedroom dwellinghouse (Use Class C3) into house in multiple occupation (Use Class C4)	
Address	8 Ajjay Close Aldershot Hampshire GU11 3TW	

Application No 17/00056/TPO Ward: Fernhill

Applicant: Mr John Inskip

Decision: **Split decision**

Decision Date: 21 March 2017

Proposal: Two Oaks (part of group G5 of TPO 367A) fell tree marked T1 on submitted plan, tree T2 reduce crown to leave the height of the tree at 17 metres. Seven Oaks (part of group G6 of TPO 367A) fell tree marked as T3 on submitted plan, tree T4 reduce crown to leave the height of the tree at 10 metres, tree T5 reduce height to 17 metres, tree T6 fell, tree T7 reduce height to 17 metres, tree T8 fell and tree T9 reduce height to 17 metres

Address **4 Snowdon Road Farnborough Hampshire GU14 9HR**

Application No 17/00059/FULPP Ward: Knellwood

Applicant: Farnborough Air Sciences Trust

Decision: **Permission Granted**

Decision Date: 07 April 2017

Proposal: Continued use of part of car park to display replica historic aircraft with temporary fabric cover

Address **Trenchard House - G1 85 Farnborough Road Farnborough Hampshire GU14 6TF**

Application No 17/00071/FULPP Ward: West Heath

Applicant: Mr Parsons

Decision: **Permission Granted**

Decision Date: 29 March 2017

Proposal: Erection of a single storey rear extension

Address **51 Anglesey Avenue Farnborough Hampshire GU14 8SQ**

Application No 17/00072/FULPP Ward: Aldershot Park

Applicant: Mr Tristan Byrne

Decision: **Permission Granted**

Decision Date: 27 March 2017

Proposal: Relaxation of conditions 2 and 3 of planning permission 96/00648/COU and change of use of ancillary offices to hair dressers and continued use of remainder of premises as exhibition, electrical and lighting contractors with ancillary accommodation

Address **94 Ash Road Aldershot Hampshire GU12 4EY**

Application No 17/00074/TPO Ward: West Heath

Applicant: Mrs Julie Powell

Decision: **Split decision**

Decision Date: 24 March 2017

Proposal: Two Oaks (T6 and T7 of TPO 279A) crown reduction of no more than 2 metres and crown lift from ground level of no more than 5.5 metres. One Oak (T8 of TPO 279A) crown reduction of no more than 5 metres and crown lift from ground level of no more than 5.5 metres□

Address **29 Middleton Gardens Farnborough Hampshire GU14 9PH**

Application No 17/00101/TPO Ward: Cove And Southwood

Applicant: Mr M Pullinger

Decision: **Split decision**

Decision Date: 28 March 2017

Proposal: One Oak (T2 of TPO 414) crown lift to no more than 10 metres from ground level and reduce crown by no more than 6 metres to house aspect

Address **1 Lodsworth Farnborough Hampshire GU14 0RT**

Application No 17/00104/TPO Ward: Fernhill
Applicant: Mr Rod Packham
Decision: **Permission Granted**
Decision Date: 03 April 2017
Proposal: One Beech (T21 of TPO 426A) crown thin by no more than 10% to include cross and duplicate branches
Address **17 Rowans Close Farnborough Hampshire GU14 9EJ**

Application No 17/00106/TPOPP Ward: St Mark's
Applicant: Mrs Mitchell
Decision: **Permission Granted**
Decision Date: 04 April 2017
Proposal: One Oak number 2 on attached plan (part of group G1 of TPO 366) crown lift to no more than 6 metres. One Oak (T2 of TPO 366) shorten branches over the washing line by no more than 3 metres. Two Oaks number 8 on attached plan (part of group G1 of TPO 366) crown lift to no more than 5.5 metres
Address **Land Affected By TPO 366 - At Yeovil Close And Bruntile Close And Pegasus Court Rivers Close Farnborough Hampshire**

Application No 17/00109/TPO Ward: Knellwood
Applicant: Mr Mark Glanfield
Decision: **Permission Granted**
Decision Date: 04 April 2017
Proposal: One Hornbeam (T13 of TPO 433) on boundary of 33 and 35 Church Avenue crown lift to no more than 5 metres from ground level. One Sycamore (part of G5 of TPO 433) at 4 The Crescent cut back 7 branches to the trunk on the boundary side of 35 Church Avenue. One Beech (T21 of TPO 433) at 4 The Crescent cut back 5 branches to the boundary line of 35 Church Avenue
Address **Land Affected By TPO 433 - Between Farnborough Road, Oak Road, The Crescent And Cedar Road Farnborough Hampshire**

Application No 17/00120/FULPP Ward: Wellington

Applicant: MYF Training

Decision: **Permission Granted**

Decision Date: 29 March 2017

Proposal: Change of use from B1 Office to D1 Educational use

Address **78 - 82 Victoria Road Aldershot Hampshire GU11 1SS**

Application No 17/00164/FULPP Ward: Knellwood

Applicant: Mr J Wood

Decision: **Permission Granted**

Decision Date: 21 March 2017

Proposal: Erection of a single storey rear extension

Address **78 Manor Road Farnborough Hampshire GU14 7HL**

Application No 17/00170/FULPP Ward: St Mark's

Applicant: Mrs Sam Robinsion

Decision: **Permission Granted**

Decision Date: 21 March 2017

Proposal: Formation of two pitched roof dormers and roof light within rear roof slope and insertion of two roof lights within the front roof elevation

Address **Canterbury Villa 12 Netley Street Farnborough Hampshire GU14 6AQ**

Application No 17/00175/FULPP Ward: Rowhill

Applicant: Mr & Mrs S Edwards

Decision: **Permission Granted**

Decision Date: 29 March 2017

Proposal: Erection of a part single and part two storey rear extension and enlargement of porch

Address **10 John Close Aldershot Hampshire GU11 3BA**

Application No 17/00177/FULPP Ward: Rowhill

Applicant: Mr Simon Dance

Decision: **Permission Granted**

Decision Date: 03 April 2017

Proposal: Conversion of garage to habitable room

Address **46 Luke Road East Aldershot Hampshire GU11 3AX**

Application No 17/00184/FULPP Ward: Cherrywood

Applicant: Mr Paul Badham

Decision: **Permission Granted**

Decision Date: 03 April 2017

Proposal: Replacement doors and windows to residential units, install steel panels to the bin store and windows at ground floor level to the rear , and retention of bin store gates at the rear□

Address **11 - 20 Churchill Crescent Farnborough Hampshire**

Application No 17/00190/FUL Ward: Empress

Applicant: Ms Jane Black

Decision: **Permission Granted**

Decision Date: 29 March 2017

Proposal: Erection of a single storey rear and two storey side extension and replacement of front porch

Address **289 Farnborough Road Farnborough Hampshire GU14 8AU**

Application No 17/00196/FULPP Ward: Rowhill

Applicant: Mr & Mrs Marengo

Decision: **Permission Granted**

Decision Date: 04 April 2017

Proposal: Erection of a single storey front extension and new pitched roof extending over existing garage

Address **6 Belland Drive Aldershot Hampshire GU11 3NZ**

Application No 17/00197/PDCPP Ward: Rowhill
Applicant: Mr & Mrs Marengo
Decision: **Development is Lawful**
Decision Date: 04 April 2017
Proposal: Certificate of Lawfulness for Proposed Development: Erection of a single storey rear extension and conversion of existing garage to a habitable room
Address **6 Belland Drive Aldershot Hampshire GU11 3NZ**

Application No 17/00202/FUL Ward: Cove And Southwood
Applicant: Mr C Goldsmith
Decision: **Permission Granted**
Decision Date: 03 April 2017
Proposal: Erection of a two storey side and rear extension
Address **14 Highfield Road Farnborough Hampshire GU14 0EB**

Application No 17/00205/FUL Ward: Cove And Southwood
Applicant: Mrs S Clarke-Gent
Decision: **Permission Granted**
Decision Date: 30 March 2017
Proposal: Formation of 1.4 metre high boundary wall
Address **5 The Oaks Farnborough Hampshire GU14 0QB**

Application No 17/00214/FUL Ward: Knellwood
Applicant: Mr P Blackman
Decision: **Permission Granted**
Decision Date: 05 April 2017
Proposal: Erection of an attached single garage to side
Address **10 Abbey Way Farnborough Hampshire GU14 7DA**

Application No 17/00218/FULPP Ward: Cove And Southwood
Applicant: Mr Alan Davies
Decision: **Permission Granted**
Decision Date: 06 April 2017
Proposal: Re-siting of boundary fence 2.1 metres in height
Address **6 Broadmead Farnborough Hampshire GU14 0RJ**

Application No 17/00231/NMA Ward: St Mark's
Applicant: Mr Peter Watts
Decision: **Permission Granted**
Decision Date: 27 March 2017
Proposal: Non material amendment to planning application 16/00688/FULPP dated 28/09/16 (Creation of a first floor extension to existing bungalow and erection of a single storey side extension) to allow a change of external materials to the gable ends
Address **25 Whites Road Farnborough Hampshire GU14 6PB**

Application No 17/00273/NMA Ward: St Mark's
Applicant: Mr Graham Billington
Decision: **Permission Granted**
Decision Date: 07 April 2017
Proposal: Non material amendment to application 17/00132/FULPP dated 10th March 2017 for the erection of a detached garage to side to allow a reduction in the depth by 600mm
Address **1 Etrick Court Cross Street Farnborough Hampshire GU14 6BQ**

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 Updates on Current Enforcement Cases

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)

Item 1 Updates on Current Enforcement Cases

Item 1.1

Site Location **44 Gravel Road Farnborough**

Breach

Failure to implement tree protection works, and carrying out of works resulting in damage to a tree subject to a TPO.

Background

Planning permission was granted in November 2015 for a development of four, three bedroomed terraced houses at the rear of 44 Gravel Road (Ref: 15/00694/FULPP). A condition attached to the permission required implementation of a scheme of tree protection prior to commencement of works.

It was brought to the Council's attention in March 2017 that the works being carried out on site did not accord with the terms of the permission and had involved the cutting of a drainage run trench causing extensive damage to the root system of a TPO Copper Beech at the front of the property.

Commentary

The developer and the owners of the site were advised that an offence had been committed and have subsequently been interviewed under caution at the Council Offices. Consideration is now being given to further action, including prosecution. Members will be updated on proceedings at a future meeting.

Item 1.2

Site Location **The Beehive 264 High Street Aldershot**

Confirmed Breach

Without planning permission, the change of use of the land to a mixed use as a house in multiple occupation and self-contained studio units or flats.

Background

A further site inspection is scheduled to check progress of compliance with the enforcement notice affecting this property. A verbal update will be given at the meeting.

Recommendation

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

**Development Management Committee
26th April 2017**

**Directorate of Community
and Environment
Planning Report No. PLN1712**

Appeals Progress Report

1. New appeal

9 Leopold Avenue Farnborough - An appeal has been lodged against the refusal of consent to fell a sweet chestnut tree which is subject to a TPO (16/00957/TPOPP). Whilst consent was granted for crown reduction of the tree, its removal was refused. This appeal is to be dealt with by means of the written procedure.

2. Recommendation

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

**Keith Holland
Head of Planning**