

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

Case Officer	Sarita Jones
Application No.	17/00344/REVPP
Date Valid	19th May 2017
Expiry date of consultations	9th June 2017
Proposal	Variation of conditions 2, 3, 5, 8, 10, 11, 13, 14, 15, 21, 23 and 25 attached to planning permission 16/00411/FULPP dated 20/07/2016 for the erection of restaurant with drive-thru and takeaway facility (Use Class A3 / A5) with associated structures, fencing, parking, landscaping and vehicular access from North Close (following demolition of existing buildings and closure of access onto North Lane) to allow for changes to the site layout.
Address	<b>225 Ash Road Aldershot Hampshire GU12 4DD</b>
Ward	North Town
Applicant	McDonald's Restaurants Ltd
Agent	Mr Benjamin Fox
Recommendation	<b>GRANT</b>

### **Description**

The site, covering 0.27 ha, is located at the junction of North Lane and the A323 Ash Road. Ash Road is a dual carriageway with a traffic light controlled filter lane leading into North Lane. The site comprises a cleared development site enclosed by hoardings and an acoustic fence. There are vehicular access points onto North Lane and North Close. Although the site is generally flat there is a slight fall across the site with the northern site boundary being about 0.3 metres higher than the southern site boundary. There are parking restrictions on North Lane, North Close, Ash Road and Lower Newport Road. There is a disabled car parking space on North Close associated with a property on North Lane. Car parking provision for properties in Lower Newport Road is largely in the form of on-street parking bays.

Clyde Court lies to the east of the application site. It comprises two buildings containing seven flats and one bedsit. 1-6 Clyde Court is a part two part three storey building which fronts Ash Road. It has paved patio and car parking areas to the rear. Vehicular access from Ash Road is on the west boundary. 7-8 Clyde Court is a two storey building located adjacent to the north boundary comprising undercroft parking at ground floor with two one

bedroom flats above.

Planning permission was granted on appeal for the erection of a single storey building for use as a combined A3/A5 Use (restaurant/takeaway) with a drive through facility at 247 Ash Road (formerly land adjacent to 235 Ash Road). The premises are now open and operated by KFC. It shares a common boundary with the current application site. There is also an electricity substation on this common boundary which has access from the KFC car park.

The Southern Gas Networks complex lies to the north east and is in use as a works depot. It comprises various buildings and large areas of hardstanding which are being used for car parking or external storage. A two way gyratory system is in operation with vehicles entering and leaving the site onto North Close. There is also a gas regulator building and compound associated with the SGN site which lies to the east of the application site.

36 North Lane lies to the north of the site. The car parking for this two storey building is to the rear with access from North Close. It is in use for warehouse/retail purposes.

1 North Lane lies to the west of the site. This comprises a single storey building/two storey hall occupied by the Salvation Army. It is located on the junction with Lower Newport Road, a one way road between North Lane and Ash Road.

215 Ash Road also lies to the west of the site. This is a three storey building containing 6 flats which fronts Ash Road. Car parking for this building is at the rear with vehicular access from/onto North Lane.

A doctors surgery, a car dealership and a tyre fitting premises are located on the other side of the dual carriageway to the south of the site.

The most relevant planning history to the current proposal is as follows.

Planning permission was granted on appeal in respect of 247 Ash Road (formerly land adjacent to 235 Ash Road) for erection of a single storey building for use as a combined A3/A5 Use (restaurant/takeaway) with a drive through facility with a gross internal floor area of 246 sq m which would provide seating for up to 84 diners. The approved opening hours for the restaurant/takeaway are 7am to 11pm and 7am to 12 midnight for the drive through.

In July 2016 planning permission, 16/00411/FULPP, was granted for the demolition of all existing buildings (some 2206 sq m) and the erection of a part single part two storey building for use as a combined A3/A5 Use (restaurant/takeaway) with a drive through facility. This permission has been implemented. The approved building would have a gross internal floor area of 546 sq m, of which 238 square metres would be available for customer dining and provide seating for up to 160 diners. An enclosed corral yard area was approved at the northern end of the building to accommodate refuse storage facilities and receive deliveries. Separation distances of between 18 and 19 metres were approved between the side (east) elevation and the common boundary with Clyde Court, some 7 metres between the side (west) elevation and North Lane, some 19 metres between the rear (north) elevation and North Close and some 27 metres between the south (front) elevation and Ash Road.

The approved building has a rectangular shaped footprint with a contemporary design. It has a flat roof with a general height of some 7.3 metres. Roof top plant and photovoltaic panels are approved which will be screened by an enclosure some 1.1 metres high resulting in a total development height of about 8.4 metres. The building would be predominantly glazed on the south and west elevations with strong vertical elements. The approved materials

include natural stone tiles, 'Trespa Meteon' panels, timber effect battens, brick, glazing and steel supports. The colour palette to be used comprises stone, Italian walnut, dark grey and anthracite grey. A small patio area is approved to the south of the building with tables and seating for use by customers. New boundary treatment is approved along the eastern side comprising a combination of 1.8 metre high close boarded fencing and a 3.5 metre high acoustic fence. 0.6 metre high timber knee rail fencing was approved to enclose the remaining boundaries.

The approved landscaping scheme includes the planting of four *Crataegus monogyna* "Stricta" (Common Hawthorn) on the North Lane frontage and three *Acer Campestre* Elsrijk (Field Maple) on the Ash Road frontage, the use of Mobilane Green Screens at heights of one metre (North Lane and Ash Road boundaries) and 1.8 metres (part eastern boundary), hedgerow planting within the car park, shrub planting with cultivated grassed areas.

The approved opening hours for the premises are 7am to 11pm every day.

The existing access points on North Lane and North Close are approved to be closed, with associated re-instatement of the footway. A new entrance from North Close would lie near the western site boundary. Pedestrian access on North Lane would be some 21 metres north of the junction with Ash Road. The drive-through has a single lane which requires customers to enter from the southern part of the car park and pass around the building in a clockwise direction. The route divides into two lanes at the proposed customer ordering points to facilitate side by side ordering, before turning left to exit into the customer car parking after collection. The length of the drive through lanes to the ordering window are some 42 metres and 50 metres, and some 73 metres and 83 metres to the collection window. The customer ordering structures have a pole design with a cantilever canopy 3 metres high and 3.5 metres wide. Vehicular access to the Southern Gas Networks site, 36 North Lane and KFC remain as existing and approved.

40 car parking spaces were approved including 2 to disabled standard and 2 grill bays where customers can park temporarily whilst waiting for their orders. 8 cycle spaces were approved in proximity to the site boundary with Ash Road in the form of 4 secure Sheffield stands.

Servicing will be undertaken by the applicant's dedicated supplier, Martin Brower. Vehicles would enter the site from the new opening on North Close and pulling into the 7 parking spaces to the east of the building. In advance of a delivery, this area would be cordoned off until the operation has been completed. On departure the vehicle would turn at the south of the site and exit in forward gear onto North Close. Goods are delivered by articulated lorry, typically 16.5 metres in length. It is anticipated that the site will be serviced three times a week, with deliveries scheduled to arrive at quiet trading periods. Refuse collection would be undertaken by a private contractor 3 times per week. Off-site highway works are also proposed in the form of a realigned carriageway to North Close to enable the existing disabled bay to be relocated off the carriageway, and dropped kerbs/tactile paving at the North Lane/North Close junction.

Litter bins for customers were approved next to the building and within the car park. It is understood that litter patrols by employees will take place on a regular basis.

Associated advertisement applications were also approved in July 2016 for fascia, freestanding and totem signage. These consents have not been implemented.

In September 2016 a prior notification of proposed demolition under Schedule 2 Part 11 Class B of the Town and Country Planning (General Permitted Development)(England)

Order 2015 as amended was received 16/00749/PRIORPP, for the demolition of the buildings known as 219-225 Ash Road and 1 North Close. In October 2016 the Council confirmed that prior approval was required and granted.

Subsequent applications were approved in relation to conditions 2 (external materials), 3 (surfacing materials), 8 (construction management plan), 10 (SUDS) 13 (lighting strategy), 15 (means of extraction), 21 (closure of existing access) and 23 (acoustic fencing). The submitted applications relating to conditions 5 (levels), see below, and 11 (contaminated land) were withdrawn when the current planning application was submitted.

There is also a current advertisement application, 17/00349/ADVPP, to resite the totem approved in July 2016 which is currently under consideration.

The current planning application has been submitted to address issues relating to site level and the accuracy of the site survey, which came to light when the buildings were demolished. This specifically relates to the retaining walls located on the east boundary. When details were submitted to address the requirements of condition 5 relating to site levels, development was proposed to be sited at a higher level than originally envisaged (in excess of 0.5 metres) in proximity to the site boundaries with Clyde Court and Ash Road. This would have necessitated retaining walls on Ash Road boundary and the potential increase in height of the acoustic fencing on the Clyde Court boundary. These details were not considered to be acceptable. Further consideration of this issue has resulted in a different proposed parking layout with spaces parallel to the eastern boundary rather than perpendicular. There is no change to the overall number of spaces on the site. The revised layout, with a maximum increase of 0.3 metres in site level in proximity to this boundary, allows for the acoustic fence to be retained at a height of 3.5 metres (as approved) and natural grading of the land. The retaining walls originally proposed as part of condition 5 (levels) have been deleted, leaving graded landscaped areas, as approved. However it is noted that the boundary fencing on the KFC/substation boundary has been moved into the site to accommodate the existing retaining walls along the KFC/substation length of the site boundary. Existing boundary treatment and retaining walls are to be made good and retained.

The approved landscaping scheme has been amended to reflect the proposed site layout particularly in relation to the size and location of the landscaped areas on the Clyde Court/KFC boundary. It is also proposed to amend the tree planting to provide three *Pyrus calleryana* Chanticleer on the North Lane frontage and three *Amelanchier canadensis* on the Ash Road frontage with the planting of climbers on the common boundary fence with KFC. The use of Mobilane Green Screens at heights of one metre (North Lane and Ash Road boundaries) and 1.8 metres (part eastern boundary), hedgerow planting within the car park, shrub planting with cultivated grassed areas remains as previously approved. The cycle parking has been relocated next to the entrance into the building. In all other respects the development remains as approved in July 2016.

The applicant has also resubmitted previously approved details to prevent the need for further conditions applications to be submitted, to update previously approved details specifically in relation to the change to the site layout/planting and in the interests of completeness, specifically conditions 2, 3, 8, 10, 11, 13, 15, 21 and 23.

## **Consultee Responses**

Transportation Strategy Officer raises no objection to the proposal.

Environmental Health	raises no objection to the proposal.
Planning Policy	No adverse comments received.
Surface Water Drainage Consultations	have no comments to make on this application.
Crime Prevention Design Advisor	makes recommendations about the location of the cycle parking and the access door to the crew room.

### **Neighbours notified**

In addition to posting two site notices and press advertisement, 156 individual letters of notification were sent to Ash Road, Blackwater Way, Haig Road, Heath Close, Herretts Gardens, Lower Newport Road, Newport Road, North Lane and North Close and KFC Head Office Woking.

### **Neighbour comments**

A representation has been received from 37 Lower Newport Road advising that since the opening of the KFC drive through and restaurant they have noticed an increase in traffic driving through Lower Newport Road and another drive through and restaurant even closer to their home will likely make this worse. Litter from the KFC has been found in their garden.

A representation has been received from 52 North Lane raising concerns about the amount of traffic and congestion on North Lane, there are already many vehicles using North Lane due to companies in and around Holder Road, after the recent KFC he has noticed an increased problem trying to gain access onto the A331. Also the significant amount of rubbish coming from the new KFC along with a McDonalds restaurant will increase.

A representation has been received from Flat 4 215 Ash Road raising no objection to the proposed McDonalds

### **Policy and determining issues**

The site is located within the built up area of Aldershot within a designated Key Employment Site. As such policies SS1 (The Spatial Strategy), SP7 (Neighbourhood Renewal), CP1 (Sustainable Development Principles), CP2 (Design and Heritage), CP3 (Renewable Energy and Construction), CP4 (Surface Water Flooding), CP9 (Skills and Training), CP10 (Infrastructure Provision), CP16 (Reducing and Managing Travel Demand) and CP17 (Investing in Transport) of the Rushmoor Core Strategy (CS) and "saved" policies ENV17 (General Development and Design Criteria), ENV20 (New Landscaping Requirements), ENV21 & 22 (Access for People with Disabilities), ENV48, ENV49, ENV50, ENV51 and ENV52 (Environmental Pollution and Noise), TR10 (Transport and Development), TR12 (Rear Servicing for Commercial Premises), S3 (Shopfronts) and S5 (Restaurants, Cafes and Take-away Hot Food Shops) of the Rushmoor Local Plan Review are relevant to the consideration of this application. The Council's adopted planning documents (SPD) on Sustainable Design and Construction (2006), 'Planning Contributions - Transport' (2008) and 'Car and Cycle Parking Standards', (2012), and the advice contained in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) are also relevant. Regard has also been taken of the Preferred Approach Rushmoor Local Plan.

The determining issues to be considered in this report are whether the proposed site level

and associated changes to the approved details are acceptable in terms of their impact in respect of :

1. the principle of development;
2. the impact on the character of the area;
3. the impact on neighbours;
4. highways considerations and
- 5 the water environment.

## **Commentary**

### The principle of development

The site is within a Key Employment Site. Given the proposal is not for a B class use it has been advertised as a departure from the development plan. The principle of development, including the loss of existing uses, was established by the grant of planning permission 16/00411/FULPP in July 2016. As such there is no objection to the proposal in this regard. The proposed changes are matters of detail subject to the following considerations.

### The impact on the character of the area

As existing, the site makes little visual contribution to either the Ash Road or North Close/North Lane street scenes. It is currently vacant and enclosed by hoardings and an acoustic fence. There is no change to the external appearance of the approved building including use of materials, its location within the site, the number and appearance of ancillary structures, such as the customer ordering points, or the drive through lane. Having regard to the height of the main building which was previously on the site, the lower height of the approved building, the distance retained to the site boundaries and the grading of land in proximity to the common boundaries with Ash Road and Clyde Court the proposed levels are considered to be acceptable in visual terms.

The type of boundary treatment remains as previously approved. The re-siting of the boundary treatment on the KFC/substation and Ash Road boundaries is not considered to have a materially different impact on the character of the area when compared to the approved details, and is acceptable in visual terms.

The approved landscaping comprises trees, shrubs and grass. The amended landscaping scheme reflects this strategy and, whilst different, represents a visual improvement for both the site and the general area. The provision and maintenance of landscaping may be secured by way of condition. Subject to this, no objection is raised to the proposal in landscape terms.

The details submitted to comply with condition 11 (contaminated land), and previously withdrawn, have been resubmitted and updated as part of this application. Environmental Health are satisfied with the submitted details. It is noted that the works outlined in the submitted documents have been carried out in full leaving the site ready for the development. Given that the works have been completed in accordance with the submitted documents to the satisfaction of Environmental Health no further submissions are required in this regard.

### The impact on neighbours

The closest residents are located at Clyde Court to the east of the application site and at 215 Ash Road to the west. There are non residential occupiers at 1 and 36 North Lane, the

Southern Gas Networks North Close and the KFC at 247 Ash Road. The building relationships remain as previously approved and it is noted that the acoustic fence has been erected along the Clyde Court boundary. The acoustic consultant has confirmed that:

"finished ground levels on McDonalds car park, next to the screen, will in places be marginally higher (no more than 300mm) in places along the length of the acoustic screen. I have amended our acoustic model accordingly and can confirm that this variation will not make a material difference to the performance of the screen and it can remain at the 3.5m height shown"

The change to the parking layout from spaces laid out in a perpendicular layout to parallel along this boundary is not considered to result in materially different patterns of use or activity experienced by these residents and as such no objection is raised to the proposal in this regard.

The extraction and odour control systems, the opening hours for the premises and times for deliveries remain as previously approved and are acceptable. Subject to the re-imposition of conditions to safeguard residential amenity no objection is raised to the proposal in relation to these matters.

The information in the Air Quality Assessment remains current and as previously advised Environmental Health have considered this report and confirmed that no further information is required. No objection is therefore raised to the proposal in this regard.

The lighting strategy remains largely as approved subject to the relocation of one of the lighting columns in proximity to the KFC boundary. As before the luminaires on the lighting columns have back louvres to limit light spill. Subject to the re-imposition of condition to control the lighting, no objection is raised to these details.

The demolition phase of the development is now complete. The construction of the development has the potential to affect the amenities of adjoining residents/occupiers. The submitted construction method statement has been updated to include the new site layout plans but remains as previously approved. Subject to the re-imposition of controlling the hours of work and ensuring that the development is undertaken in accordance with the submitted construction method statement no objection is raised to the proposal in this regard.

#### Highway considerations

Ash Road in the vicinity of the site is a dual carriageway with street lighting. It is a major arterial road through Aldershot and runs east-west. The site is close to two major junctions controlled by traffic lights, namely Ash Road and North Lane and Ash Road, Lower Farnham Road and Lower Newport Road, both to the west of the site and one to the east namely the junction of North Lane and Blackwater Way.

The application for a revision to various conditions on the original approved application 16/00411/FULPP is required to reflect the proposed changes to the site layout. The main changes relate to the replacement of the parking spaces on the east side of the site to longitudinal parking. The position of the new vehicular access onto North Close, the closure of the existing access onto North Lane and the provision of pedestrian access onto North Lane remain as previously approved. The Transportation Strategy Officer has been consulted on this application. He advises that whilst each of these parking spaces are of sufficient length (6m) the layout is not as preferable as the approved arrangement as customers are likely to take longer to park in these spaces than the previous arrangement.

That said he would not expect this to create significant highway problems or delays to traffic entering or exiting the site to the highway.

To achieve the required number of parking spaces as the approved layout (40 parking spaces, including 2 grill bay spaces and 2 disabled spaces) extra perpendicular parking bays have been created on the ends of the line of spaces on the south of the site and the "island" parking bays as well as an additional space to the right on entering the site. He is satisfied that there are no adverse highway issues as a result of this re-working of the layout.

With regard to submitted levels information he advises that the proposed level information appears to show suitable falls to enable surface water run off to drain the roads and parking areas and away from accommodation on the site and as such raises no objection to the proposal in this regard.

He is satisfied with the details submitted in relation to conditions 8 and 21.

As the transport contribution sought for this site/development has been paid in full, no further transport contribution is required.

The water environment

The SUDS strategy for this site was approved in February 2017. It has been updated to reflect the changes in site level. Hampshire County Council as Lead Local Flood Authority have no comments to make on this revised information. No views have been received from the Environment Agency nor Thames Water on these details, although it is noted that, in any event, separate permission is required from Thames Water in terms of linking into its infrastructure. Having regard to this, the need to comply with the Building Regulations in relation to drainage and the approved SUDS strategy for this site, no objection is raised to the proposal in respect of the water environment.

Matters relating to health and wellbeing, crime and disorder, climate change, renewable energy and sustainable construction and access for people with disabilities remain as previously considered and approved and as such no objection is raised to the proposal in relation to these matters.

## **Full Recommendation**

**GRANT** planning permission subject to the following conditions and informatives:-

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

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

- 2 The development hereby permitted shall be completed in the external materials as approved under application reference 16/00767/CONDPP dated 2 December 2016.

Reason - To ensure satisfactory external appearance.

- 3 The development hereby approved shall be completed in the surfacing materials as shown on 6485-SA-8085-P304 C.



Reason - To ensure satisfactory external appearance and drainage arrangements.

- 4 With the exception of the proposed acoustic fencing, the boundary treatment as shown in the approved plans shall be implemented in full prior to the premises being opened to the public and thereafter retained/maintained.

Reason - To safeguard the amenities of neighbouring property.\*

- 5 The development hereby approved shall be undertaken in accordance with the site levels shown on the approved plans.

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

- 6 Provision shall be made for services to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no overhead electricity, telecommunications or service lines shall be erected or placed above the ground of the site without the express written consent of the Local Planning Authority.

Reason - In the interests of the amenities and character of the area

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

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

- 8 The development shall only take place in accordance with the construction management plan reference R/161444/001 version 2 dated April 2017 prepared by Hydrock and drawing numbers 161444-HYD-XX-XX-DR-TP-0001 Rev P2 and 0200 rev P2.

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

- 9 The landscaping scheme hereby approved shall be implemented in full prior to the first use of the building by the public or the first available planting season whichever is the sooner. Any tree/shrub removed, dying or becoming seriously diseased within five years of planting shall be replaced by trees/shrubs of similar size and species to those originally required to be planted.

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

- 10 Prior to the first occupation of the building the drainage strategy for this site shall be implemented in accordance with the details shown on drawing number 161444-DR-0002 rev P04 and thereafter retained in perpetuity.

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

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

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

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

- 12 Prior to the first occupation of the development the lighting strategy for this site shall be implemented in accordance with drawing number D-195408 rev 3 and the details of streetlighting columns and LUMA luminaires and thereafter maintained/retained.

Reason - In the interests of visual and residential amenity.

- 13 The plant and machinery hereby approved shall be installed in accordance with the noise levels and mitigation measures as set out in the Environment Noise Assessment and supplementary Environment Noise Information prepared by Peter Ashford of Acoustic Associates South West Ltd dated 13 October 2015 and 4 April 2016 prior to the premises opening to the public and thereafter retained in accordance with these approved details.

Reason - To protect the amenity of neighbouring occupiers.\*

- 14 Prior to the first use of the development the means of suppressing and directing fumes and smells from the premises shall be installed in accordance with the details approved under application reference 16/00738/CONDPP dated 14 December 2016 and thereafter maintained/retained.

Reason - To safeguard the amenities of neighbouring properties.\*

- 15 The restaurant/takeaway/drive through uses hereby permitted shall not be open to customers outside the hours of 07:00 to 23:00.

Reason - To safeguard the amenities of existing and future neighbouring occupiers

- 16 Deliveries and refuse collections to/from the premises shall only take place between the hours of 8am to 9pm

Reason - To safeguard the amenities of adjoining and future occupiers

- 17 Unless shown on the approved plans no display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - To protect the amenities of neighbouring property and the character of the area.

- 18 The development hereby approved shall not be occupied until the vehicle and cycle parking facilities shown on the approved plans have been completed and made ready for use by customers. The parking facilities shall be thereafter retained solely for parking purposes (to be used by the occupiers of, and visitors to, the development). \*

Reason - To ensure the provision and availability of adequate off-street parking and to promote sustainable transport choices

- 19 No part of the development hereby approved shall be used or occupied until the proposed means of vehicular access and associated works on North Close and North Close/North Lane junction as shown on the approved plans have been completed and made available for use.

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

- 20 Any existing means of access or part thereof not incorporated within the approved arrangement hereby permitted shall be permanently closed as soon as the new means of access has been constructed and brought into use in accordance with the details as shown on drawing number 161444-DR-0004 rev P03.

Reason - In the interest of highway and pedestrian safety.\*

- 21 Notwithstanding the details shown on drawing number 6485-SA-8986-P205 B, the first floor windows in the east elevation shall be obscurely glazed to a minimum height of 1.7 metres above the internal floor level and so retained.

Reason - To maintain appropriate levels of privacy for the occupiers of Clyde Court.

- 22 The acoustic fencing shown on the approved plans shall be retained and maintained in accordance with these details and as approved under application reference 16/00745/CONDPP dated 2 December 2016 for the duration of the operational life of the premises.

Reason - To safeguard the amenities of adjoining occupiers.

- 23 The permission hereby granted shall be carried out in accordance with the following approved drawings - 6485-SA-8085-P302A, P304 C, 6485-SA-8986-P205 B and 206 A, Sign type 8, 161444-DR-0002 rev P04, 0003 rev P06 and 0004 rev P03, MK MCD ALD 01 (Rev D), 161444-HYD-XX-XX-DR-TP-0001 Rev P2 and 0200 rev P2 and D195408 rev 3.

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

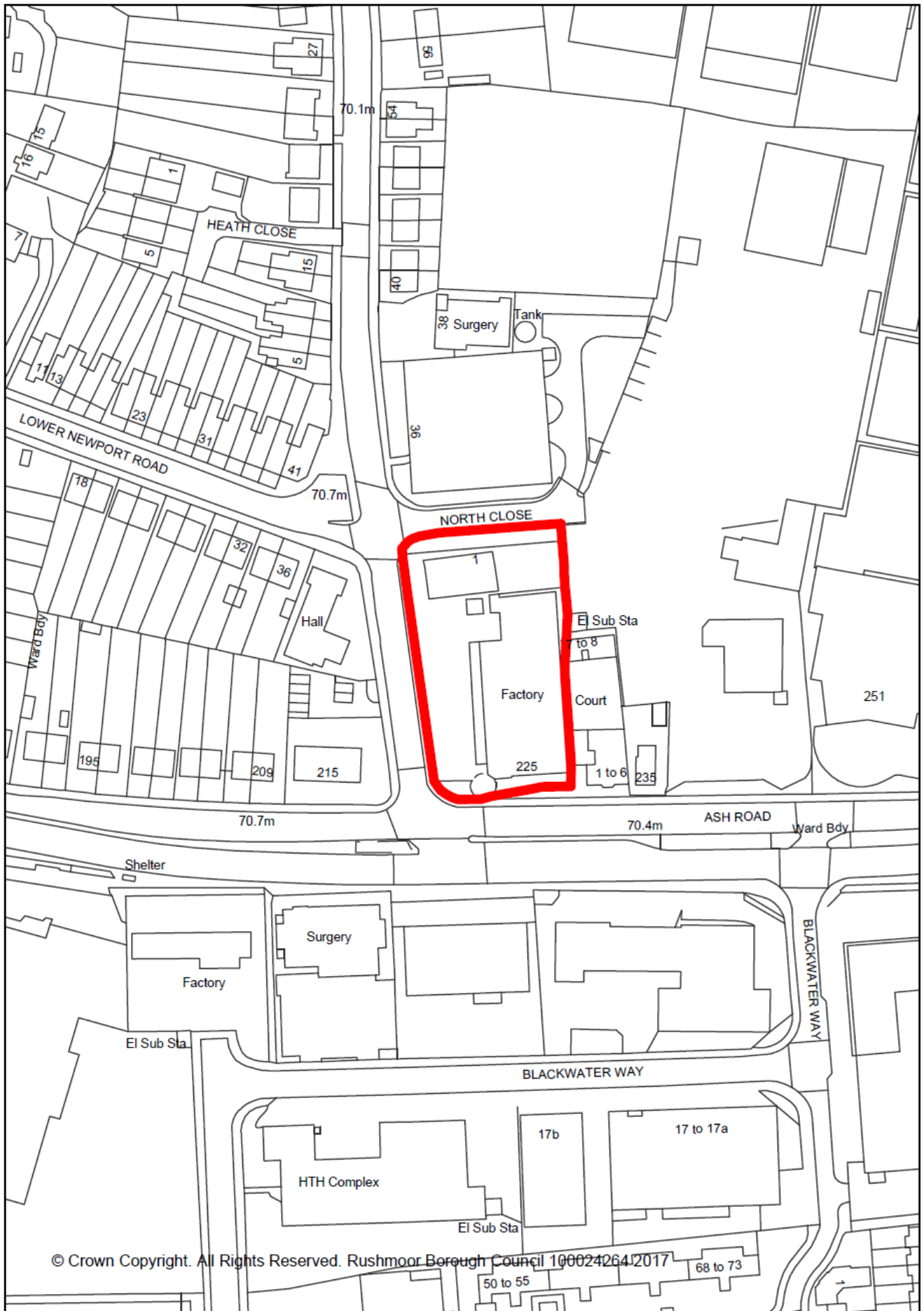
### **Informatives**

- 1 INFORMATIVE – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

- 2 INFORMATIVE - REASONS FOR APPROVAL - The Council has granted permission because it is considered that the proposal would not adversely affect the character of the area, the amenities of existing occupiers nor matters of highway safety. In overall terms the proposal is considered to meet the objectives of development plan policy and in compliance with the NPPF/NPPG . It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.
- 3 INFORMATIVE - Your attention is specifically drawn to the conditions marked \*. These conditions require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE WORKS START ON SITE or, require works to be carried out BEFORE COMMENCEMENT OF USE OR FIRST OCCUPATION OF ANY BUILDING. Development started, carried out or occupied without first meeting the requirements of these conditions is effectively development carried out WITHOUT PLANNING PERMISSION. The Council will consider the expediency of taking enforcement action against any such development and may refer to any such breach of planning control when responding to local searches. Submissions seeking to discharge conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 INFORMATIVE - The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by: a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment
- 5 INFORMATIVE - The planning permission hereby granted does not authorise the applicant, or his agents, to construct a new/altered access to, or other work within, the public highway. A separate consent for works within the highway must first be obtained from the highway authority who may be contacted at the following address:- Hampshire County Council Highways Sub Unit, M3 Motorway Compound, Hook, Hampshire, RG27 9AA.
- 6 INFORMATIVE - Measures should be taken to prevent mud from vehicles leaving the site during construction works being deposited on the public highway throughout the construction period.
- 7 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 8 INFORMATIVE - The applicant is reminded that the premises should be made accessible to all disabled people, not just wheelchair users, in accordance with the duties imposed by the Equality Act 2010. This may be achieved by following recommendations set out in British Standard BS 8300: 2009 "Design of buildings and their approaches to meet the needs of disabled people - Code of Practice". Where Building Regulations apply, provision of access for disabled people to the premises will be required in accordance with Approved Document M to the Building Regulations 2000 "Access to and use of buildings". The Rushmoor Access Group would welcome the opportunity to give further advice and guidance.

- 9 INFORMATIVE - The applicant is reminded that under the provisions of the Food Safety Act 1990 there is a requirement to register all food premises with the Local Authority at least 28 days before the commencement of any business operations. The applicant must therefore contact the Head of Environmental Health for advice.
- 10 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.
- 11 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.
- 12 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 13 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Head of Environmental Health.
- 14 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.
- 15 INFORMATIVE - The applicant is reminded of the need to comply with the requirements of highway legislation prior to commencement of development or other such period as is appropriate.
- 16 INFORMATIVE - Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. They also recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a

contractor, particularly to recycle for the production of bio diesel. The provision of petrol/oil interceptors in the car park is also recommended.

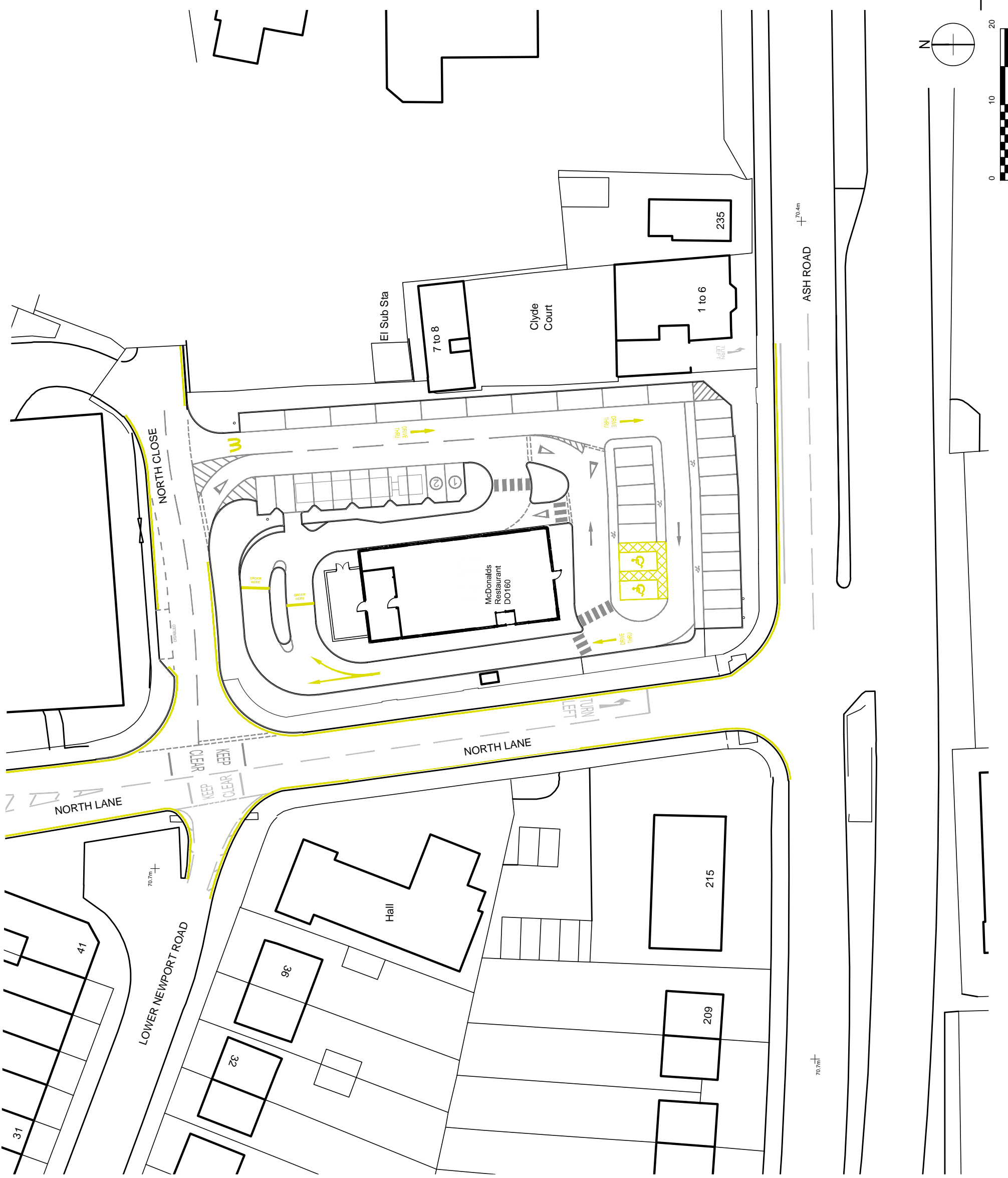




**Notes:**  
 All drawings to be read in conjunction with all other drawings as noted on issue sheet.

SITE AREAS SCHEDULE (DO160)	
TYPE	m <sup>2</sup>
DEMISED SITE AREA	2366
BUILDING FOOTPRINT	320
GIA	544
GEA	585
DINING AREA	211

PARKING SCHEDULE	
TYPE	No.
GENERAL	36
ACCESSIBLE	02
RESERVE BAY	02
TOTAL	40



REV.	DATE	PLANNING ISSUE	NCC	JK	CHECKED
A	05.04.2017	PLANNING ISSUE			

**GENERAL NOTES:**  
 All works are to be in accordance with the Building Regulations and the latest British Standard. All proprietary materials and products are to be used strictly in accordance with the manufacturer's recommendations. All dimensions to be checked on site prior to construction. All works to be completed in accordance with the Construction (Design Management) Regulations 2015.

**PROPOSED DEVELOPMENT AT**  
 225, Ash Road  
 ALDERSHOT GU12 4DD

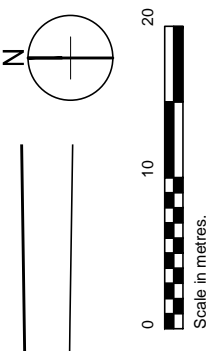
**STORE No. 1:-**  
 NB8085  
 ST1510

**ON BEHALF OF:-**  
 McDonald's Restaurants Ltd

**DRAWING TITLE :-**  
 Proposed Block Plan

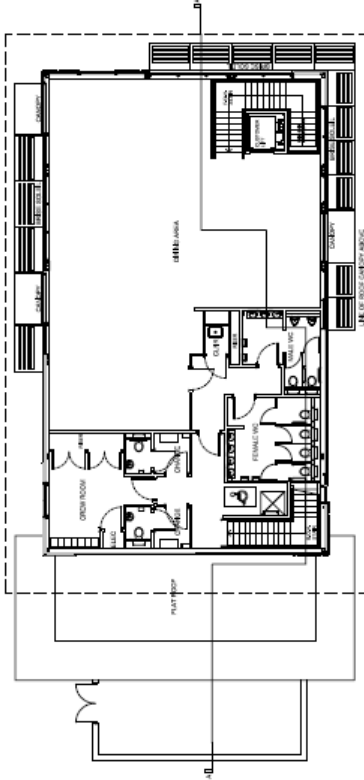
**DRAWN BY** NCC  
**CHECKED BY** JK  
**SCALE & SIZE** 1:500@A3  
**DATE** March 2017  
**DRAWING No.** 6485-SA-8085-P302 A

DO160

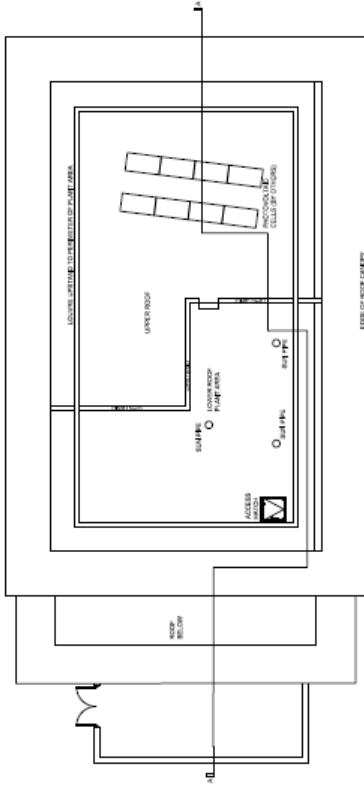




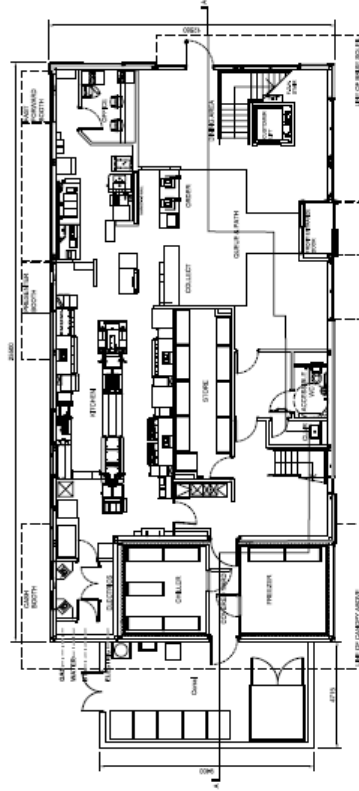




FIRST FLOOR PLAN

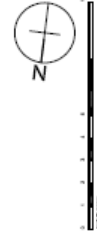


ROOF PLAN



GROUND FLOOR PLAN

DO160



1	PROJECT NUMBER	DO160
2	DATE	10/10/10
3	SCALE	AS SHOWN
4	DESIGNER	MULLER
5	CHECKER	MULLER
6	APPROVER	MULLER
7	PROJECT NAME	10000 10th Avenue, Suite 100
8	PROJECT ADDRESS	10000 10th Avenue, Suite 100
9	PROJECT CITY	Denver, CO
10	PROJECT STATE	CO
11	PROJECT ZIP	80231
12	PROJECT PHONE	(303) 750-1000
13	PROJECT FAX	(303) 750-1000
14	PROJECT EMAIL	info@muller.com
15	PROJECT WEBSITE	www.muller.com
16	PROJECT CONTACT	MULLER
17	PROJECT CONTACT PHONE	(303) 750-1000
18	PROJECT CONTACT FAX	(303) 750-1000
19	PROJECT CONTACT EMAIL	info@muller.com
20	PROJECT CONTACT WEBSITE	www.muller.com