

**AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
19 JULY 2017**

Section C

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Application No. 16/00837/FULPP

Proposal 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.

Address **The Crescent, Southwood Business Park, Summit Avenue, Farnborough**

Should be numbered 'Item 7' at head of page.

Amended/Corrected Condition Nos.2, 12, 18, 23, 26 & 27:

- 2 The permission hereby granted shall be carried out in accordance with the following approved drawings:-
PRP Architects Drawing Nos.AA4279-2000 REV.C, -2001 REV.B, -2002 REV.B; -2003 REV.B; -2004 REV.B, -2005 REV.B, -2006 REV.B, -2007 REV.B, -2008 REV.B, -2009 REV.B, -2010 REV.B, -2011 REV.B; -2012 REV.B, -2013 REV.B, -2014 REV.A, -2020 REV.A, -2021 REV.K, -2022 REV.F, -2023 REV.E, -2024 REV.E, -2025 REV.F, -2026 REV.E, -2027 REV.F, -2028 REV.D, -2030 REV.E, -2031 REV.D, -2032 REV.G, -2033 REV.G, -2034 REV.G, -2035 REV.G, -2036 REV.E, -2037 REV.E, -2038 REV.E, -2039 REV.E, -2040 REV.G, -2041 REV. H, -2042 REV.B, -2043 REV.B, -2044 REV.B, -2045 REV.B, -2046 REV.B, -2047 REV.B, -2048 REV.B, -2049 REV.B, -2050 REV.B, -2051 REV.B, -2055 REV.B;
VECTOS drawing No.151703/A/03 REV.M; PRP Architects Design & Access Statement, Energy Report, Sustainability Statement & Addendum to the Design & Access Statement (May 2017); Quod Planning Statement & GP Practice Capacity & Demand Report (June 2017); Vectos Transport Statement incorporating Initial Travel Plan, Technical Transport Notes (a 'Response to Highways Comments : January 2017' and 'Further Response to Highway Comments March 2017') & Revised Initial Travel Plan (May 2017); Quod Financial Appraisal Supporting Statement (Financial Viability) Report; Peter Brett Noise & Vibration Assessment, Phase 1 Ground Conditions Assessment, Flood Risk Assessment & Surface Water Drainage Strategy;

Ecology Solutions Ltd Ecological Assessment; SJA Trees Arboricultural Implications Report (revised version May 2017); Legal & General Statement of Community Involvement.

- 12 Prior to the commencement of development a Construction Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:
- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
 - (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
 - (c) the provision to be made for any storage of building and other materials on site;
 - (d) measures to prevent mud from being deposited on the highway;
 - (e) the **phasing and** programme for construction; and
 - (f) the protective hoarding/enclosure of the site.

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

- 18 Prior to the first occupation of any of the dwellings hereby permitted, details for the management/maintenance of the on-site communal play areas shall be submitted to and approved in writing by the Local Planning Authority. The on-site **communal play** areas shall subsequently be provided available for use prior to the practical completion of the development; and retained and maintained thereafter.
- 23 No works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the SJA Trees Arboricultural Implications Report (**May 2017**) and tree retention and removal plans hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.
- 26 **Within each phase of the development as approved pursuant to Condition No.12(e), no dwelling shall be used or occupied** until the road(s) and/or footpath(s) have been completed in accordance with a specification to include:
- (i) all relevant horizontal cross-sections and longitudinal sections showing existing and proposed levels, details of street lighting and surface water disposal provision; and
 - (ii) a programme for their construction;
- which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any works on site.

- 27 **Within each phase of the development as approved pursuant to Condition No.12(e), no dwelling shall be used or occupied until a landscape management plan detailing management responsibilities and maintenance schedules has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the details so approved.**

Reasons – all as set out in the Report.

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Application No. 117/00544/FULP

Proposal Replacement of Aluminium Framed windows with double glazed white uPVC

Address **Flat 4, 11 Netley Street Farnborough**

Should be numbered '**Item 8**' at head of page.

Amendments to report: Consultee Responses: Conservation Officer – No Objection.

ADDITIONAL ITEM – ITEM 7

Urgent Action - 34 Cranmore Lane Aldershot Hampshire GU11 3AT.
Application Reference 17/00182/MMA

1.1 Background

- 1.1 On 21st June 2017 the Development Management Committee resolved to grant planning permission for the retention of dwelling with 4 bedrooms, patio and amendments to elevations and parking in accordance with the application under the above reference. The decision was to grant planning permission subject to completion of a S.106 Planning Obligation by 14 July 2017 and in the event that the agreement was not completed, to refuse permission.
- 1.2 The applicants did not complete the obligation by the specified date. This is because they have elected to pay the required financial contribution on signing of the obligation in order to avoid the involvement of their mortgage company. Because they have made this payment by a personal cheque, the Solicitor to the Council cannot seal the Planning Obligation until the cheque has cleared, which cannot be verified until 26 July 2017.
- 1.3 The Head of Planning in consultation with the Vice Chairman has agreed that the period for the completion of a S.106 planning obligation in respect of this decision is extended to 27th July 2017.
- 1.4 The amended recommendation in respect of Application 17/00182/MMA now reads:

“Full Recommendation

It is recommended that subject to the completion of a satisfactory Agreement under s106 of the town and Country Planning Act 1990 by 27th July 2017 to secure a financial contribution towards SPA mitigation, the Head of Planning in consultation with the Chairman be authorised to GRANT planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory completed agreement is not received by 27th July 2017 the Head of Planning, in consultation with the Chairman, be authorised to REFUSE planning permission on the grounds that the proposal does not mitigate its impact upon the Thames Basin Heaths Special Protection Area..”

2.0 Recommendation

2.1 That the report be NOTED

Keith Holland

Head of Planning

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BACKGROUND PAPERS: Planning Application File 17/00182/FULPP