

**Development Management Committee
16th August 2017**

Appendix "A"

Application No. & Date Valid: **17/00264/FULPP** **28th March 2017**

Proposal: Erection of a three storey Use Class B1/B2/B8 building with associated car parking and landscaping works at **Building 4.2 Frimley Business Park Frimley Camberley**

Applicant: AG Frimley GP Ltd

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

Reason - To ensure satisfactory external appearance.*

3 Notwithstanding any details submitted with the application no works shall start on site until a schedule and/or samples of surfacing materials, to be used in the development have been submitted to, and approved in writing by, the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved

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

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 occupiers and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order, 1987, (or any other Order revoking or re-enacting that Order) the building shall be used only for the purposes of Use Classes B1, B2 and/or B8 and for no other purpose, without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring occupiers, to safeguard employment land and to prevent adverse impact on traffic and parking conditions in the vicinity.

- 6 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

- 7 No works shall start on site until the existing trees and hedges which are to be retained have been adequately protected from damage during site clearance and works in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority and which shall include stout exclusion fencing located outside the perimeter of canopy spread.

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

- 8 The development hereby permitted shall be undertaken in accordance with the levels shown on the approved plans

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

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

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

- 10 Notwithstanding any information submitted with the application, no development shall take place until a scheme for the provision and management of a minimum buffer zone of 8m alongside the river Blackwater shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme. The buffer zone scheme shall be free from built development including lighting. The schemes shall include:

- a scaled plan clearly showing the extent and layout of the buffer zone in relation to the watercourse and the development;
- details of the planting scheme and/or seed mixes within the buffer zone (which should be of native species only);
- details of any footpaths and fencing within the buffer zone;
- details demonstrating how the buffer zone will be protected during construction; and
- details demonstrating how the buffer zone will be managed/maintained over the longer term.

Reason: In the interests of biodiversity, protection of habitat and the water environment.

- 11 The cycle parking hereby approved shall be provided and properly laid out prior to first occupation of the development and thereafter retained free of any impediment to its designated use unless otherwise

agreed in writing by the Local Planning Authority*

Reason: To encourage access to the site by alternative modes of transport to the car

- 12 No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity

- 13 No building materials shall be stored within 8 metres of the River Blackwater.

Reason: To maintain the character of the watercourse.

- 14 All plant and machinery shall be enclosed with soundproofing materials and mounted in a way which will minimise transmission of structure-borne sound in accordance with a scheme to be first submitted to and approved in writing by the Local Planning Authority. All plant and machinery shall be switched off between the hours of 11pm and 7am.

Reason - To protect the amenity of neighbouring occupiers.*

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

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

period

(x) lorry routing; and

xi) provision for the on-site parking and turning of construction vehicles

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

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

- 16 No display or storage of goods, materials, plant, or equipment shall take place other than within the buildings.

Reason - In the interests of amenity.

- 17 No works shall start on site until details of the proposed means of surface water disposal including an implementation programme have been submitted to, and approved in writing by, the Local Planning Authority. Once approved the scheme shall be implemented in full in accordance with the approved details and thereafter retained.

Reason: In the interests of the proper drainage of the site having regard to policy CP4 of the Rushmoor Core Strategy.

- 18 Within 3 months of the first occupation of the building a verification report shall be submitted which demonstrates that the development has achieved a BREEAM Very Good standard.

Reason - To confirm the target score as indicated in the BREEAM Pre-Assessment Summary Report prepared by RPS and to meet the objectives of policy CP3 of the Rushmoor Core Strategy.

- 19 The recommendations as set out in section 7 of the Preliminary Ecological Appraisal prepared by Middlemarch Environmental Ltd, report number RT-MME-123096-01 dated February 2017 shall be implemented in full prior to the first occupation of the development.

Reason - In the interests of amenity and biodiversity

20 The external illumination of the development shall take place in accordance with the Ecological Advice for Lighting Strategy - Frimley Business Park Frimley Surrey prepared by Middlemarch Environmental dated 1 March 2017 and the landscape lighting plan AHR-AR- FRM-PLN-00L005 rev B.

Reason: in the interests of biodiversity and amenity

21 No development shall take place between the rear of the building hereby approved and the River Blackwater .

Reason - In the interests of amenity and biodiversity

22 The permission hereby granted shall be carried out in accordance with the following approved drawings - AHR-AR-FRM-PLN-00L001 rev B, 00L002 rev B, 00L003 rev A, 00L004 rev B, 00L005 rev B, ELV- 000001 rev E, 000002 rev B, 000003 rev D, PLN- 00B000 rev E, 00G000 rev E, 001000 rev E, 001001 rev D, 002000 rev D, 00R000 rev E, SEC-000001 rev F and 000002 rev B

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

**Application No.
& Date Valid**

17/00554/FULPP

30th June 2017

Proposal: Erection of a detached 2-bedroom house with associated parking, refuse and cycle storage areas at **6 Woodlands Road Farnborough Hampshire GU14 9QJ**

Applicant: Mr Barry Foster

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

Reason - To ensure satisfactory external appearance.*

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

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

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes B and C of Part 1 of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

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

- 5 Notwithstanding the details shown on the submitted plans, the first floor windows in the eastern elevation shall be obscure glazed in their entirety, and fixed closed with the exception of opening toplights which shall have a minimum cill height of 1.7m above the internal floor level.

Reason - To protect the amenities of neighbouring residential properties.

- 6 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.

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

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

- 8 The parking spaces on approved Plan 1607.2 Rev F shall be provided prior to the first occupation of the dwelling and thereafter shall only be used for the parking of private motor vehicles ancillary and incidental to the residential use of the dwellinghouse hereby approved. These spaces shall be kept available at all times for parking and shall not be used for the storage of Caravans, boats or trailers.

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

- 9 The permission hereby granted shall be carried out in accordance with the following approved documents and drawings - Construction Method Statement, SAP2012 Report, Water Efficiency Report, Drainage Strategy and Maintenance Statement, Design and Access Statement, Construction Traffic Method Plan, 1607.01 Rev E, 1607.02 Rev F, 1607.03 Rev D, 1607.04 Rev C, 1607.05, 1607.06 Rev B, 1607.07 Rev F & 00283.

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

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

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

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

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