

AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
16 August 2017

Section C

Item 8; Page 43

Application No. 17/00447/FULPP

Proposal Change of Use of The Beehive Public House to 8 flats, consisting of 6 x 1-bed units, 1 x 2-bed unit and 1 x studio, including erection of extensions at the rear and erection of new build at rear to create 2 x 1-bed units and 1 x 2-bed house.

Address **The Beehive, 264 High Street, Aldershot**

Update to Report

The applicants have requested and have been granted an Extension of Time to the statutory period for determination of this application until 8 September 2017, in order to allow them more time to complete the required Planning Obligation.

Amended Recommendation:

It is recommended that SUBJECT to the completion of a satisfactory obligation under Section 106 of the Town and County Planning Act 1990 by 6 September 2017 to secure:

A financial contribution of a financial contribution £47023 towards the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and £14848 towards offsite public open space works,

the Head of Planning in consultation with the Chairman be authorised to GRANT permission subject to the following conditions:

However, in the event that a satisfactory obligation is not completed and received by 6 September 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 open space in accordance with Policy OR4 of the Rushmoor Local Plan, or make satisfactory arrangements to mitigate the potential impact upon the Thames Basin Heaths SPA as required by Core Strategy Policies CP11 and CP13.

Amended Condition No.10:

Notwithstanding the details shown on the submitted plans, the first floor windows in the rear elevation of the two-bedroom dwellinghouse hereby approved facing No.1 Windmill Road shall be obscure glazed in their entirety, and fixed closed with the exception of opening top-lights which shall have a minimum cill height of 1.7m above the internal floor level. All other windows shall be fitted and retained as shown on the approved plans.

Reason – As set out in the report.

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Application No.	17/00554/FULPP
Proposal	Erection of a detached 2-bedroom house with associated parking, refuse and cycle storage areas
Address	6 Woodlands Road Farnborough

Update to Report:

The Council's Transportation Strategy Officer has viewed the Construction Method Statement (CMS). He is satisfied that it makes adequate provision for construction contractors staff parking on site and suitably considers arrangements for servicing and delivery and storage of materials that will not cause an adverse impact on the highway access to the development. The CMS also suitably considers facilities to enable wheel washing of delivery vehicles to reduce the likelihood of mud and debris onto the highway and surrounding roads.

The Transportation Strategy Officer is also satisfied that the sight lines detailed in the CMS satisfactorily demonstrates the required visibility is available in accordance with DTp Manual for Streets. This deals with the outstanding highway issues.

The requisite Legal Agreement was completed on 16th August 2016, therefore...

Amended Recommendation:

It is recommended that planning permission be **GRANTED** subject to the conditions and informatives as set out in the report; and as amended as follows :-

Amended Condition Nos.8 and 9:

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.

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.

Reasons – As set out in the report.