



RUSHMOOR BOROUGH COUNCIL

CABINET

*Tuesday, 25th July, 2017 at 7.00 pm
at the Council Offices, Farnborough*

Councillor D.E. Clifford, Leader of the Council

a Councillor K.H. Muschamp, Deputy Leader and Business, Safety and Regulation
Portfolio Holder

Councillor Barbara Hurst, Health and Housing Portfolio Holder

Councillor G.B. Lyon, Concessions and Community Support Portfolio Holder

Councillor M.L. Sheehan, Leisure and Youth Portfolio Holder

Councillor P.G. Taylor, Corporate Services Portfolio Holder

Councillor M.J. Tennant, Environment and Service Delivery Portfolio Holder

An apology for absence was submitted on behalf of Councillor K.H. Muschamp.

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **8th August, 2017**.

22. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 27th June, 2017 were confirmed and signed by the Chairman.

23. **BUSINESS RATES - NEW DISCRETIONARY RELIEF POLICIES FOR SUPPORTING SMALL BUSINESSES AND PUBS –**

(Councillor Gareth Lyon, Concessions and Community Support Portfolio Holder)

The Cabinet considered Report No. FIN1725, which set out two proposed new Business Rates Relief Policies, which were intended to support small businesses and pubs.

Members were informed that these new policies would allow the Council to use its discretionary powers to award temporary relief to support business ratepayers who were facing large increases to their bills following the national revaluation, which had

come into force earlier in 2017. The details of the proposed schemes were set out in Annexes 1 and 2 of the Report. In response to a question, it was confirmed that pub relief would be for one year only but recipients would be invited to apply for small business relief after this period.

The Cabinet RESOLVED that the adoption of the new policies, to be known as the Supporting Small Businesses Relief and the Pub Relief Scheme, as set out in Report No. FIN1725, be approved.

24. **ALDERSHOT TOWN FOOTBALL CLUB AND FARNBOROUGH FOOTBALL CLUB - SUPPORT PACKAGE OF RENT RELIEF AND RATES RELIEF –**
(Councillor Maurice Sheehan, Leisure and Youth Portfolio Holder and Councillor Gareth Lyon, Concessions and Community Support Portfolio Holder)

The Cabinet considered Report No. CD1704, which set out a package of financial support for Aldershot Town Football Club and Farnborough Football Club, in respect of ongoing rent and rates payments. It was confirmed that the package offered support on a sliding scale for a three year period. Members were reminded that both clubs had been visited by the Cabinet to discuss continued financial support. Details of the proposed level of support were set out in the Report.

The Cabinet RESOLVED that the package of financial support to Aldershot Town Football Club and Farnborough Football Club, as set out in Report No. CD1704, be approved.

25. **POST CONSULTATION DETERMINATION ON PROPOSED VARIATION TO THE SCHEME OF HACKNEY CARRIAGE FARES –**
(Councillor Ken Muschamp, Business, Safety and Regulation Portfolio Holder)

The Cabinet considered Report No. EHH1727, which provided an update on the post-consultation determination of proposed variations to the current scheme of hackney carriage fares, which, having been approved by the Cabinet on 30th May, 2017, had been published for public consultation.

Members were informed that, following consultation, no representations, objections or comments had been received. This meant that the proposal, as set out in Report No. EHH1720 and approved by the Cabinet on 30th May, 2017, would take effect from 1st August, 2017.

The Cabinet NOTED the post-consultation determination and the pending change to the scheme of fares.

26. **SOUTHWOOD GOLF COURSE - CONSULTATION ON OPTION TO CREATE A MAJOR NEW PARKLAND AND DELIVER SUITABLE ALTERNATIVE NATURAL GREENSPACE –**
(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder and Councillor Maurice Sheehan, Leisure and Youth Portfolio Holder)

The Cabinet considered Joint Report No. COMM1714 / PLN1720, which set out a proposal to carry out a consultation exercise on an option to create a major new

parkland and deliver Suitable Alternative Natural Greenspace at Southwood Golf Course, Farnborough.

Members were informed that, as set out in the Council's new Local Plan, the identification of additional Suitable Alternative Natural Greenspace (SANG) was a priority for the Council in order to continue to deliver the regeneration of the Borough's town centres and meet housing needs. The Report set out an option to provide up to 50 hectares of SANG by closing the Southwood Golf Course and converting this to a major new parkland, which would be protected in perpetuity for all of the Borough's residents to enjoy. It was explained that this would enable the delivery of around 2,500 new homes elsewhere in the Borough.

The Cabinet noted that the consultation exercise would commence on 7th August and conclude in late September, 2017.

The Cabinet RESOLVED that the consultation exercise on the option for the potential closure of Southwood Golf Course and the conversion of the land to major parkland and use as Suitable Alternative Natural Greenspace, as set out in Joint Report No. COMM1714 / PLN1720, be approved.

The Meeting closed at 7.30 p.m.

D.E. CLIFFORD
LEADER OF THE COUNCIL



RUSHMOOR BOROUGH COUNCIL

CABINET

Tuesday, 22nd August, 2017 at 7.00 pm
at the Council Offices, Farnborough

Councillor D.E. Clifford, Leader of the Council
Councillor K.H. Muschamp, Deputy Leader and Business, Safety and Regulation
Portfolio Holder

Councillor Barbara Hurst, Health and Housing Portfolio Holder
Councillor G.B. Lyon, Concessions and Community Support Portfolio Holder
Councillor M.L. Sheehan, Leisure and Youth Portfolio Holder
Councillor P.G. Taylor, Corporate Services Portfolio Holder
Councillor M.J. Tennant, Environment and Service Delivery Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **5th September, 2017**.

27. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 25th July, 2017 were confirmed and signed by the Chairman.

28. **REVENUE BUDGET MONITORING AND FORECASTING 2017/18 - POSITION AT JULY, 2017 –**

(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet considered Report No. FIN1726, which set out the anticipated financial position for 2017/18, based on the monitoring exercise carried out during July, 2017. Members were informed that savings and efficiencies of around £550,000 were required for the year and that this target had been met, substantially, by two major reductions in expenditure, in relation to the new waste collection, recycling, grounds' maintenance and street cleansing contract and the results of the Mutually Agreed Resignation Scheme (MARS). It was reported that the balance of the General Fund stood at £2 million at the start of 2017/18, which was at the top of the range set out in the Medium Term Financial Strategy. For this reason, no transfers to or from the

Stability and Resilience Fund were proposed at the present time. Members noted that a good take-up of the green waste collection scheme had boosted income to the Council.

The Cabinet NOTED the latest Revenue Budget monitoring position, as set out in Report No. FIN1726.

29. **CAPITAL PROGRAMME MONITORING AND FORECASTING 2017/18 - POSITION AT JULY, 2017 –**
(Councillor Paul Taylor, Corporate Services Portfolio Holder)

The Cabinet received Report No. FIN1727, which provided the latest forecast regarding the Council's Capital Programme for 2017/18, based on the monitoring exercise carried out during July, 2017. The Report advised that the Capital Programme for 2017/18, allowing for slippages from the previous financial year and additional approvals, totalled £36,988,000. It was noted that £15 million had been allocated for the acquisition of investment properties during 2017/18 but that any purchases were likely to be made later in the financial year to allow for a full and proper assessment of potential market opportunities.

The Cabinet NOTED the latest Capital Programme monitoring position, as set out in Report No. FIN1727.

30. **COUNCIL PLAN FIRST QUARTER 2017/18 PERFORMANCE UPDATE REPORT –**
(Councillor David Clifford, Leader of the Council)

The Cabinet received Report No. DMB1703, which set out the Council's performance management monitoring information for the first quarter of the 2017/18 municipal year.

The Cabinet NOTED the progress made towards delivering the Council Plan 2017/18, as set out in Report No. DMB1703.

31. **THAMES BASIN HEATHS SPECIAL PROTECTION AREA AVOIDANCE AND MITIGATION STRATEGY UPDATE –**
(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder)

The Cabinet considered Report No. PLN1727, which set out proposed changes to the Rushmoor Thames Basin Heaths Avoidance and Mitigation Strategy, to incorporate arrangements with Hart District Council to allow development schemes within Rushmoor to utilise surplus Suitable Alternative Natural Green Space (SANG) within the Hart area.

Members heard that the proposal would allow for the delivery of 1,500 net new homes in the Farnborough area. It was noted that, due to the location of the SANG, the proposal would not provide mitigation for development in the Aldershot area and, in this respect, further SANG capacity would need to be sought. In response to a question, it was explained that this proposal would not affect Hart District Council's ability to deliver its required housing over the coming period.

The Cabinet RESOLVED that

- (i) the amendments to the Rushmoor Thames Basin Heaths Avoidance and Mitigation Strategy, based on the draft set out in Appendix I of Report No. PLN1727, be approved;
- (ii) the arrangements for developers to secure SANG capacity in Hart's area, based on the draft set out in Appendix II to the Report, be approved; and
- (iii) the Head of Planning, in consultation with the Portfolio Holder for Environment and Service Delivery, subject to being satisfied that the location, capacity and costs of the SANG provision offered were suitable to support the needs of development in Rushmoor, be authorised to approve and publish the final versions of the documents set out in Appendices I and II of the Report, following discussion and agreement with Natural England.

32. **NEW COMMUNITY NOTICEBOARD - NORTH TOWN –**
(Councillor Martin Tennant, Environment and Service Delivery Portfolio Holder)

The Cabinet considered Report No. COMM1716, which set out a request to authorise the Head of Community and Environmental Services to apply for planning permission for a new community noticeboard to be erected in Holly Road, Aldershot. Members were informed that an award of £500 from the Community Ward Grants Scheme would be used to pay for the new noticeboard and the cost of submitting the planning application. It was explained that the existing community noticeboard, located in the shopping area, had been in a damaged condition but had recently been replaced.

The Cabinet RESOLVED that the Head of Community and Environment be authorised to apply for planning permission for the new community noticeboard in Holly Road, as set out in Report No. COMM1716.

The Meeting closed at 7.22 pm.

D.E. CLIFFORD
LEADER OF THE COUNCIL



RUSHMOOR BOROUGH COUNCIL

CABINET

*Tuesday, 19th September, 2017 at 7.00 pm
at the Council Offices, Farnborough*

Councillor D.E. Clifford, Leader of the Council
Councillor K.H. Muschamp, Deputy Leader and Business, Safety and
Regulation Portfolio Holder
Councillor Barbara Hurst, Health and Housing Portfolio Holder
Councillor G.B. Lyon, Concessions and Community Support Portfolio Holder
Councillor M.L. Sheehan, Leisure and Youth Portfolio Holder
Councillor P.G. Taylor, Corporate Services Portfolio Holder
Councillor M.J. Tennant, Environment and Service Delivery Portfolio Holder

The Cabinet considered the following matters at the above-mentioned meeting. All executive decisions of the Cabinet shall become effective, subject to the call-in procedure, from **3rd October, 2017**.

33. **MINUTES –**

The Minutes of the meeting of the Cabinet held on 22nd August, 2017 were confirmed and signed by the Chairman.

34. **NEW BUSINESS RATES DISCRETIONARY RATE RELIEF (REVALUATION) POLICY –**

(Councillor Gareth Lyon, Concessions and Community Support Portfolio Holder)

The Cabinet considered Report No. FIN1728, which set out a proposed new Discretionary Rate Relief Policy, which was intended to support those ratepayers who had been worst affected by the 2017 Business Rates revaluation exercise.

Members were informed that this new policy would complement those adopted previously and would enable the Council to use its discretionary powers, with effect from 1st April, 2017, to award relief to those small and medium sized businesses that were facing the largest increases following the national revaluation, which had come into force earlier in 2017. The draft policy was set out in Appendix 1 to the Report. In

response to a question, it was confirmed that recipients would need to reapply for the relief each year.

The Cabinet RESOLVED that

- (i) the adoption of the new policy, to be known as the Business Rates Discretionary Rate Relief (Revaluation), as set out in Report No. FIN1728, be approved; and
- (ii) the Head of Financial Services be authorised to apply the reliefs.

The Meeting closed at 7.11 pm.

D.E. CLIFFORD
LEADER OF THE COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 19th July, 2017 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

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

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

Non-Voting Members

Cllr M.J. Tennant (Environment and Service Delivery Portfolio Holder) (ex officio)

20. DECLARATIONS OF INTEREST

There were no declarations of interest.

21. MINUTES

The Minutes of the Meeting held on 21st June, 2017 were approved and signed by the Chairman.

22. PLANNING APPLICATIONS

RESOLVED: That

- (i) permission be given to the following application, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

* 17/00544/FUL (Flat 4, No. 11 Netley Street,
Farnborough);

- (ii) the following application be deferred pending consideration at a future meeting:

* 16/00837/FULPP (The Crescent, Southwood Business Park, Summit Avenue, Farnborough);

(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. PLN1724, be noted;

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

16/00981/FULPP	(Aldershot Bus Station, No. 3, Station Road, Aldershot);
17/00241/ADJ	(Hartland Park, Bramshot Lane, Fleet);
17/00348/FULPP	(Farnborough Business Park, Templer Avenue, Farnborough);
17/00447/FULPP	(The Beehive, No. 264 High Street, Aldershot);
17/00494/REMPP	(McGrigor Zone D Wellesley, 116 Dwellings);
17/00495/LBC2PP	(McGrigor Zone D Wellesley, Listed Building Consent)

* The Head of Planning's Report No. PLN1724 in respect of these applications were amended at the meeting

23. 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
16/00837/FULPP	The Crescent, Southwood Business Park, Summit Avenue, Farnborough	Mr. J. Sudbury	Against
		Mr. C. Pearse	In support

24. APPLICATION NO. 16/00837/FULPP - THE CRESCENT, SOUTHWOOD BUSINESS PARK, SUMMIT AVENUE, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1724 (as amended at the meeting) regarding the 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 and 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. Before considering the application in detail, the Committee received representations in accordance with the scheme for public representation from Mr. J. Sudbury against the application and Mr. C. Pearse in support of the application.

It was noted that the recommendation was to grant subject to the completion of a satisfactory Section 106 Planning Obligation.

On considering the application Members were supportive of the overall residential development but raised objections to the planned vehicular access onto Southwood Road, citing traffic and safety concerns, and felt that the applicants had failed to give due consideration to other options such as access via Apollo Rise and/or Summit Avenue. It was also noted that the current application did not include any electric car charging points when the provision of such facilities was a recommendation contained in the Council's 'Car and Cycle Parking Supplementary Planning Document'.

Nick Gammer, Senior Transport Engineer – Highways Development Planning (Hampshire County Council), outlined some of the analyses Hampshire County Council had undertaken in respect of issues relating to the proposed vehicular access onto Southwood Road and confirmed that the County Council had no objections to the current planning application.

RESOLVED: That consideration of Planning Application No. 16/00837/FULPP be deferred in order that the applicants be invited to consider alternative vehicular access instead of the proposed access onto Southwood Road.

25. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - BRIARLEES COURT, MORRIS, ROAD, FARNBOROUGH**

The Committee noted the decision to take no further action by the Head of Planning in accordance with the Council's Scheme of Delegation, more specifically specified in the Head of Planning's Report No. PLN1726.

26. **CAR AND CYCLE PARKING STANDARDS - REVIEW OF SUPPLEMENTARY PLANNING DOCUMENT**

The Committee received the Head of Planning's Report No. PLN1723 regarding the consultation on a draft Supplementary Planning Document (SPD) following a review by the Cabinet of the Council's current Car and Cycle Parking Standards which had been adopted in April 2012. The Committee noted that the Cabinet had proposed changes to the SPD at its meeting on 27th June, 2017 and that these changes were mainly focussed on providing clarity where the present guidance was unclear. The Committee was advised that the consultation period was open until 6th September, 2017, and any comments should be forwarded to Jim Pettitt, Transportation Strategy Officer, by that deadline.

RESOLVED: That the Head of Planning's Report No. PLN1723 be noted.

27. APPEALS PROGRESS REPORT

The Committee received the Head of Planning's Report No. PLN1725 concerning the following appeal decisions:

Application No.	Description	Decision
17/00067/FULP	Against the Council's decision to refuse planning permission for the erection of a detached garage block providing garaging for four cars with summer room and ancillary loft storage and games room at Friars Keep, No. 41 Manor Road, Aldershot.	Dismissed
16/00957/TPOPP	Against the Council's decision to refuse consent to fell a sweet chestnut tree subject to a TPO at No. 9 Leopold Avenue, Farnborough.	Dismissed

RESOLVED: That the Head of Planning's Report No. PLN1725 be noted.

28. APPLICATION NO. 17/00182/MMA - NO. 34 CRANMORE LANE, ALDERSHOT

The Committee received information regarding an urgent decision, made in consultation with the Vice-Chairman, to extend the deadline for the completion of the Section 106 Planning Obligation in respect of the retention of the dwelling with four bedrooms and patio and amendments to elevations and parking at No. 34 Cranmore Lane, Aldershot.

Members were reminded that the Committee had resolved to grant planning permission on 21st June, 2017 for the above development, subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 14th July, 2017.

It was reported that the applicants had been unable to complete the required obligation in accordance with the resolution due to them electing to pay the required financial contribution by personal cheque and the Solicitor to the Council being unable to seal the Planning Obligation until the cheque had cleared, which could not be verified until 26th July, 2017.

The extension of time for completion of the Planning Obligation after the deadline of 14th July, 2017 had required further authority to grant planning permission. Therefore, in accordance with Part 3 – 'Responsibility for Functions', Paragraph 6 of the Constitution, the Head of Planning, in consultation with the Vice-Chairman of the Development Management Committee, had amended the terms of the resolution of

21st June, 2017 to extend the deadline for the completion of the Planning Obligation under Section 106 until 27th July, 2017.

RESOLVED: That the report be noted and the action taken be endorsed.

The meeting closed at 8.50 pm.

CLLR B.A. THOMAS (CHAIRMAN)

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 16th August, 2017 at the Council Offices, Farnborough at 7.00 pm.

Voting Members

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

Cllr Mrs. D.B. Bedford
Cllr D.M.T. Bell
Cllr P.I.C. Crerar
Cllr Sue Dibble
Cllr C.P. Grattan
Cllr A.R. Newell

Non-Voting Members

Cllr M.J. Tennant (Environment and Service Delivery Portfolio Holder) (ex officio)

Apologies for absence were submitted on behalf of Cllr R. Cooper, Cllr Jennifer Evans and Cllr D.S. Gladstone.

Cllr P.F. Rust attended the meeting in place of Cllr Jennifer Evans.

29. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. The member with a disclosable pecuniary interest left the meeting during the debates on the relevant agenda items:

Member	Application No. and Address	Interest	Reason
Cllr B.A. Thomas	17/00447/FULPP (The Beehive, 264 High Street, Aldershot)	Prejudicial	Runs a public house close to the application premises.
Cllr B.A. Thomas	17/00575/REVPP (24-26 Church Lane East, Aldershot)	Prejudicial	Proximity of home to the site.

30. **MINUTES**

The Minutes of the meeting held on 19th July, 2017 were approved and signed by the Chairman.

31. **PLANNING APPLICATIONS**

RESOLVED: That

- (i) permission be given to the following application, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

17/00264/FULPP (Building 4.2, Frimley Business Park, Frimley, Camberley);

- (ii) 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. PLN1728, be noted;

- (iii) the following applications be determined by the Head of Planning in consultation with the Chairman:

- * 17/00447/FULPP (The Beehive, 264 High Street, Aldershot);
- * 17/00554/FULPP (6 Woodlands Road, Farnborough);
- 17/00575/REVPP (24-26 Church Lane East, Aldershot);

- (iv) 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);
17/00241/ADJ (Hartland Park, Bramshot Lane, Fleet);
17/00348/FULPP (Farnborough Business Park, Templer Avenue, Farnborough);
17/00494/REMPP (McGrigor Zone D Wellesley, 116 Dwellings);
17/00495/LBC2PP (McGrigor Zone D Wellesley, Listed Building Consent)

- * The Head of Planning's Report No. PLN1728 in respect of these applications was amended at the meeting

32. APPLICATION NO. 17/00447/FULPP - THE BEEHIVE, 264 HIGH STREET, ALDERSHOT

The Committee considered the Head of Planning's Report No. PLN1728 (as amended at the meeting) regarding the change of use of The Beehive Public House to eight flats, consisting of 6 x 1-bedroom units, 1 x 2-bedroom unit and 1 x studio, including the erection of extensions at the rear and the erection of a new building at the rear to create 2 x 1-bedroom units and 1 x 2-bedroom house.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Obligation under Section 106 of the Town and Country Planning Act 1990 by 6th September, 2017 to secure a financial contribution of £47,023 towards the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy and £14,848 towards offsite public open space works, 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. PLN1728 (as amended at the meeting); however
- (ii) in the event that a satisfactory Obligation is not completed and received by 6th 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 Special Protection Area as required by Core Strategy Policies CP11 and CP13.

33. APPLICATION NO. 17/00554/FULPP - NO. 6 WOODLANDS ROAD, FARNBOROUGH

The Committee considered the Head of Planning's Report No. PLN1728 (as amended at the meeting) regarding the erection of a detached 2-bedroom house with associated parking, refuse and cycle storage areas.

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 21st August, 2017

to secure financial contributions 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. PLN1728 (as amended at the meeting); however

- (ii) in the event that a satisfactory Unilateral Undertaking is not received by 21st August, 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 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 Avoidance and Mitigation Strategy (2014) and Core Strategy Policies CP11 AND CP13.

34. APPLICATION NO. 17/00575/REVPP - NOS. 24-26 CHURCH LANE EAST, ALDERSHOT

The Committee considered the Head of Planning's Report No. PLN1728 regarding the retention of alterations to site layout, siting, fenestration, height of dwellings and creation of additional (third) bedrooms within roofs of Plot 1 and 2 units as amendments to the development scheme approved with planning permission 15/00970/FULPP, dated 5th February, 2016.

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

RESOLVED: That

- (i) subject to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 25th August, 2017 to secure an additional financial contribution of £3,750 towards Special Protection Area avoidance and mitigation and access management at the Rowhill Copse SANG mitigation scheme, 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. PLN1728; however
- (ii) in the event that a satisfactory Section 106 Obligation is not received by 25th August, 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; and affordable housing in accordance with Core Strategy Policy CP6.

35. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2017**

The Committee received the Head of Planning's Report No. PLN1729 which provided updates on the Performance Indicators for the Development Management Section of Planning and the overall workload of the Section for the period 1st April to 30th June, 2017.

The Head of Planning highlighted the increase in planning applications and associated income in the first quarter. The Committee was reminded that planning application fees were set at a national level whilst fees for pre-application discussions were set locally, and that Rushmoor's fees for the latter were lower than other comparable councils.

RESOLVED: That the Head of Planning's Report No. PLN1729 be noted.

The meeting closed at 7.51 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**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

DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 13th September, 2017 at the Council Offices,
Farnborough at 7.00 pm.

Voting Members

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

Cllr D.M.T. Bell
Cllr R. Cooper
Cllr P.I.C. Crerar
Cllr Sue Dibble
Cllr Jennifer Evans
Cllr D.S. Gladstone
Cllr C.P. Grattan
Cllr A.R. Newell
Cllr S.J. Masterson

Non-Voting Members

Cllr M.J. Tennant (Environment and Service Delivery Portfolio Holder) (ex officio)

Apologies for absence were submitted on behalf of Cllr Mrs. D.B. Bedford.

36. DECLARATIONS OF INTEREST

There were no declarations of interest.

37. MINUTES

The Minutes of the meeting held on 16th August, 2017 were approved and signed by the Chairman.

38. PLANNING APPLICATIONS

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:

17/00515/FULPP	(Land at Kennels Lane, Farnborough);
* 17/00348/FULPP	(Farnborough Business Park, Templer

Avenue, Farnborough);

- (ii) no objection be raised in respect of the application listed below and set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

17/00660/ADJ (Land at Kennels Lane, Farnborough);

- (iii) an objection be raised in respect of the application listed below and set out in Appendix "B" attached hereto for the reasons mentioned therein:

17/00241/ADJ (Hartland Park, Bramshot Lane, Fleet);

- (iv) 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);

17/00494/REMPP (McGrigor Zone D Wellesley, 116 Dwellings);

17/00495/LBC2PP (McGrigor Zone D Wellesley, Listed Building Consent);

17/00616/FULPP Lane at Orchard Rise, 127 and La Fosse House, 129 Ship Lane, and Farnborough Hill School, 312 Farnborough Road, Farnborough.

- * The Head of Planning's Report No. PLN1730 in respect of this application was amended at the meeting

39. **ENFORCEMENT AND POSSIBLE UNAUTHORISED DEVELOPMENT - NO. 29 WELLINGTON STREET, ALDERSHOT**

The Committee noted the decision to take enforcement action by the Head of Planning in accordance with the Council's Scheme of Delegation, more specifically specified in the Head of Planning's Report No. PLN1731.

RESOLVED: that the Report be noted.

40. **APPEALS PROGRESS REPORT**

Description

Decision

Against an Enforcement Notice dated and served on 28 September 2015 requiring the material change of use of the land from use for Re-determined Ground (f) Appeal ALLOWED resulting in further amendments to the requirements of the Enforcement Notice; However the

agriculture to a mixed use overall appeal decision remains as comprising: 1. sale of motor vehicles; 2. the storage of motor vehicles; 3. storage of de-polluted motor vehicles bodies and vehicle parts; 4. general storage; 5. siting of a mobile home; 6. siting of portable buildings; 7. the creation of earth bunds; 8. the creation of a hard-core standing area; 9. the creation of a tarmac car park; and, 10. the erection of watchtower/camera gantry cease at land at former Lafarge Site, Hollybush Lane, Aldershot. originally determined : Appeal DISMISSED and Enforcement Notice UPHELD with variations.

RESOLVED: That the Head of Planning's Report No. PLN1732 be noted.

The meeting closed at 7.35 pm.

CLLR B.A. THOMAS (CHAIRMAN)

**Development Management Committee
13th September 2017**

Appendix "A"

Application No. & Date Valid: **17/00515/FULPP** **17th June 2017**

Proposal: Change of use of land to provide a Suitable Alternative Natural Greenspace (SANG) including: access; car parking; fencing; pathways; landscaping; earthworks; and all other ancillary and enabling works. at **Land At Kennels Lane Farnborough Hampshire**

Applicant: The Prudential Assurance Company Ltd, SEH Manager Ltd & SEH

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 first use/occupation of the development details of advance warning highway signage to be displayed on Kennels Lane shall be submitted to the Local Planning Authority for approval. Once approved the signage shall be installed prior to the first use/occupation of the development and thereafter retained in a satisfactory condition.

Reason - In the interests of pedestrian/cyclist safety.

3 Notwithstanding any information submitted with the application, details of the boundary treatment line along Kennels Lane including site levels and tree removal shall be submitted to the Local Planning Authority for approval. Once approved the boundary treatment shall be installed in accordance with these details and thereafter retained.

Reason - In the interests of the visual amenities of the area.

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

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

**Application No.
& Date Valid:**

17/00348/FULPP

25th April 2017

Proposal:

Erection of a new car showroom with ancillary offices to be used for the sale and display of motor vehicles; an associated workshop for the repair, servicing and maintenance of motor vehicles together with associated car and cycle parking, access/highway works, drainage, bin store, landscaping, plant and ancillary works. at **Farnborough Business Park Templer Avenue Farnborough Hampshire**

Applicant:

HEREF Farnborough Limited

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 information 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 information submitted with the application 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 The development shall be undertaken in accordance with the levels as shown on drawing number 101 entitled Drainage and Levels plan.

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

- 5 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.

- 6 Notwithstanding any details submitted with the application, no works shall start on site until a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) has been submitted to and approved in writing by the Local Planning Authority. 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. 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 and to help achieve a satisfactory standard of landscaping.*

- 7 No works shall start on site until the tree protection measures as set out in the Arboricultural Implications Assessment and Method Statement dated March 2017 prepared by David Archer Associates have been erected in full and thereafter retained for the duration of the construction period.

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

- 8 The development hereby approved shall not be

occupied until the vehicle parking facilities shown on the approved plans have been completed and made ready for use by users of the development. 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.

- 9 No part of the development hereby approved shall be used or occupied until the means of vehicular access has been completed and made available for use.

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

- 10 Unless otherwise allowed by this permission no display or storage of goods, materials, plant, or equipment shall take place other than within the building.

Reason - To protect the amenities of neighbouring property.

- 11 Notwithstanding any details submitted with the application no works shall start on site until details of all screen and boundary walls, fencing or other means of enclosure 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 safeguard the amenities of neighbouring property and the character of the area.*

- 12 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.

- 13 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 and to prevent adverse impact on highway conditions in the vicinity.*

- 14 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

- 15 The lighting strategy for the development shall be installed in accordance with the report External Lighting proposals issue 1 dated 24 February 2017 and as amended on 30 August 2017 drafted by Shepherd Brombley Partnership prior to the first use of the development and thereafter retained.

Reason - In the interests of visual and residential amenity.

- 16 All wild birds and their nests are protected under the Wildlife and Countryside Act 1981 (as amended). If any trees are removed during the bird breeding season (March-September inclusive) they should first be inspected by an experienced ecologist to ensure that no active nests are present. If an active nest is discovered it should be left in situ until the young have fledged.

Reason - to prevent harm to breeding birds.

- 17 The rating level of the noise emitted from fixed plant and machinery associated with the development shall not exceed the existing background sound level at any time. The noise levels shall be determined at the nearest noise sensitive premises. The measurements and assessment shall be made according to BS4142:2014

Reason - To protect the amenity of neighbouring occupiers.*

- 18 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.

- 19 The development shall be undertaken in accordance with the drainage measures as set out in the Flood Risk Assessment prepared by Baynham Meikle Partnership Ltd dated August 2017.

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

20 The permission hereby granted shall be carried out in accordance with the following approved drawings - 5598 001 rev P3, 101 P3, 201 P2, 205 P1, 301 P4, SK 27 P2, 36_P1, 40 P1, 172799/SK/01 rev A, 101 and 18409a_T rev O

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

21 Prior to the removal of the existing bus stop on Templer Avenue details of a replacement bus stop on Templer Avenue shall be submitted to the Local Planning Authority for approval. Once approved the replacement bus stop shall be provided and made available for use in accordance with these details within one calendar month of the bus stop being removed and thereafter retained for its designated use.

Reason - to promote sustainable transport.