

**AMENDMENT SHEET FOR**  
**DEVELOPMENT MANAGEMENT COMMITTEE**  
**6 December 2017**

**Section C**

**Item 7: Page 29**

Application No. 17/00858/REVPP

Proposal MATERIAL MINOR AMENDMENT: Variation of condition 2 of planning permission 12/00967/FULPP dated 15 March 2013 to substitute site plan drawing to extend dropped kerb to allow separate accesses to be provided to new and original dwellinghouse

Address **34 Cranmore Lane, Aldershot. Hampshire**

Update to report

A further representation has been received from the occupant of 42 Cranmore Lane, emphasizing that his concerns relate to the proximity of the new and existing entrances to the pedestrian refuge in the centre of the road. He considers that the refuge, in combination with vehicles parked on the highway, represents a danger to highway users, which will be worsened by the widened access.

**Item 8: Page 37**

Application No. 17/00866/FULPP

Proposal Erection of a retail unit (Class A1) for sale of bulky goods along with associated improvements to retail park access arrangements; revised car parking and servicing arrangements; and associated works

Address **Blackwater Shopping Park Farnborough Gate Farnborough Hampshire**

Update to report

A letter of representation has been received from 1 Woodland Crescent querying that there is no reference to the existing footpath running from Farnborough Bowls club to McDonalds in the pedestrian transport assessment. He presumes that the footpath will remain open through the works process and be maintained as a public right of way after completion.

Officer note – The proposal does not detail any works to the public footpath and this has been confirmed by the planning agent. The grant of planning permission does not affect any rights relating to the footpath as a public right of way. Any works that

may affect the footpath would need to be agreed with the Rights of Way officer at Hampshire County Council in line with the relevant legislation.

No further representations have been received.

Hampshire County Council as Lead Local Flood Authority advise that, as in its view the proposal does not appear to be a major development, it they will not be providing any further comments (notwithstanding that it requested the additional information). An additional condition is proposed to address drainage issues.

A request has been received from the agent to amend conditions 2, 7 and 17 in relation to timing of submissions, to delete condition 4 and 10 and to add “unless otherwise agreed in writing by the Council” to condition 8.

With regard to conditions 2 and 7 (now 6) there would be no objection to amending these conditions to relate to the construction of the new unit.

With regard to condition 17 (now 16) there would be no objection to amending the period to 6 months for submission of the BREEAM verification report.

With regard to condition 4 it is proposed to delete this condition and incorporate an hours restriction within the construction method statement. Whilst the stated hours would be acceptable in terms of the construction of the new unit, it is recognized that this would be problematic in respect of the works to the car park and access given that the retail park normally closes at 8pm during the week. The proposed approach is considered to be an acceptable compromise between safeguarding residential amenity and the implementation of the development, therefore condition 4 is deleted and condition 11 amended. All subsequent conditions are re-numbered.

With regard to condition 8 (now 7) the additional suggested wording is considered to be unnecessary and fails to meet the requirements of government advice regarding the use of conditions. The applicant can apply for a variation of condition should they wish to do so. No change is therefore recommended.

With regard to condition 10 (now 9) this reflects the condition imposed on the original planning permission for the retail park and is imposed in the interests of consistency and highway safety. No change is therefore proposed.

### **Amended conditions**

**2** Notwithstanding any details submitted with the application, no works shall start on the construction of the new unit 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.\*

**6** Notwithstanding any details submitted with the application, no works shall start on the construction of the new unit 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.\*

**10** 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, mud and vibration during the construction period;
- ix) provision for storage, collection and disposal of rubbish from the development during the construction period;
- x) provision for the on-site parking and turning of construction vehicles and
- xi) hours of construction/demolition

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.\*

**16** Within 6 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.

Updated condition 22 (now 21) (to include omitted revision on access plan)

The permission hereby granted shall be carried out in accordance with the following approved drawings - 1001-PL, 1002-PL, 1003-PL, 1004-PL, 1005-PL, 2001-PL-rev A, 2002-PL-rev D, 3001-PL-rev A, 3501-PL-rev B, 4001-PL- rev B, 4002-PL rev A and 367897-MMD-BCP-XX-DR-C-0009 rev P1.

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

New condition 22

The development shall be undertaken in accordance with the Flood Risk Assessment prepared by Bradbrook Consulting dated September 2017 and as updated by e-mail dated 2 November 2017 from Quod.

Reason – To address flood risk and to safeguard the water environment.

### **AMENDED RECOMMENDATION**

It is recommended that SUBJECT to the completion of a satisfactory Legal Agreement under Section 106 of the Town and Country Planning Act 1990 by 11 January 2018 to secure a financial contribution towards transport the Head of Planning in consultation with the Chairman, be authorised to GRANT planning permission subject to the conditions and informatives as set out above and in the report.

However, in the event that a satisfactory s106 Agreement is not completed by 11 January 2018 the Head of Planning, in consultation with the Chairman, be authorised to REFUSE planning permission on the grounds that the proposal fails to mitigate its impact in highway terms contrary to the provisions of the Council's supplementary planning document Planning Contributions - Transport 2008.

#### **Item 9: Page 61**

Application No.	17/00891/FULPP
Proposal	Change of use from B1a to C3 at ground and first floor levels to provide 2 two bedroom flats with associated external alterations to include the demolition and rebuilding of existing two storey rear extension
Address	<b>12 Arthur Street Aldershot Hampshire GU11 1HL</b>

#### Update to report

No representations have been received in respect of this application.

#### **Amended recommendation**

**GRANT** planning permission subject to the conditions and informatives as set out in the report.