

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Mark Andrews
Application No.	18/00118/RBCRG3
Date Valid	8th February 2018
Expiry date of consultations	1st March 2018
Proposal	Retention of timber outbuilding for breakout use ancillary to adjacent wet hostel and associated hard landscaping
Address	259 North Lane Aldershot Hampshire GU12 4SU
Ward	Wellington
Applicant	Ms Qamer Yasin
Agent	Zoe Paine
Recommendation	GRANT

Description

The site is located at the northern end of North Lane, close to its junction with Ordnance Road. It comprises a single storey building in a grassed compound, with vehicular access via an adjacent Ministry of Defence car park. The site had been vacant for a number of years and was previously used as an Air Cadets HQ. Adjacent to the entrance gate is a steel lattice mast with a radio antenna and floodlight at the top.

In 2010 planning permission was granted (ref: 10/00769/FULPP) for the erection of a single storey side extension to the hut but this was not implemented. On the 10th March 2014, hybrid outline planning permission (ref: 12/00958/OUT) was granted for the redevelopment of land at the Ministry of Defence's former Aldershot Garrison for up to 3,850 no. dwellings together with associated infrastructure and Suitable Alternative Natural Greenspace (SANG). The Master Plan for the development "Wellesley" is divided into a series of Development Zones. The application site is located in Development Zone S – REME. Based on the current programme, this zone is not expected to be developed until 2026.

On the 28th June 2016, Rushmoor Borough Council's Cabinet considered a report by the Head of Environmental Health and Housing (ref; EHH1607). The report set out a proposal to use 259 North Lane as temporary accommodation for rough sleepers, providing specialist housing and intervention for a period of three years, for up to nine people with drug, alcohol and mental health issues.

The Cabinet expressed strong support for the project and considered that this would provide great assistance to the problem with rough sleepers, particularly in Aldershot. Members sought assurance that adequate facilities and support would be available to hostel residents once they were ready to move on from the hostel.

The Cabinet RESOLVED that

- (i) approval be given to seek planning permission for a change of use for the building;
- (ii) a variation to the Capital Programme of £20,000 in 2016/17 be approved; and
- (iii) a Supplementary Estimate of £34,700 in 2016/17, to reflect costs as set out in the Head of Environmental Health and Housing's Report No. EHH1607, for which the Council had already secured grant funding, be approved.

Temporary planning permission (three years) was granted in August 2016 (ref 16/00557/RBC3PP) for the change of use of the property to a 'wet hostel' (one where the occupiers are permitted access to alcohol under supervision), to provide emergency accommodation for homeless people. The internal layout was reconfigured, to provide 9 bedrooms (one of which is a crash pad) with a central corridor, living area, office, kitchen and two shower rooms. The proposal involved limited external alterations, which included the formation of a covered bin store adjacent to the entrance gates in the south-west corner of the site, along with a new ramped access route and cycle store north of the building. The external grounds are covered with a modular paving to provide a safe level area with two car parking spaces.

Further details:

- The wet hostel opened for use in March 2017
- The accommodation is being managed by the Society of St James Housing Association on behalf of Rushmoor Borough Council.
- The accommodation provides on-site support for addiction and mental health problems; money management skills training; support into skills and employment training; life skills including preparing to manage your tenancy and befriending and fellowship.
- Laundry and cooking facilities are provided in the kitchen.
- The hostel is staffed on a 24 hour basis.

The current application seeks retrospective planning permission for the retention of a timber outbuilding within the grounds of the wet hostel. The outbuilding measures 4.8m wide, 4m deep with a dual pitched roof measuring a maximum height of 2.73m. The outbuilding is used by residents and support staff and provides quiet space for one to one support meetings and an informal break out area for residents to socialise. The application also incorporates a no dig modular paving system with artificial grass surrounding the outbuilding and provides level access to the main hostel building.

Consultee Responses

Aspire Defence Services Ltd	No comments received
Housing	No objection
Environmental Health	No objection

Neighbours notified

In addition to posting a site notice, 7 individual letters of notification were sent to properties in Darwin Grove,

Neighbour comments

No representation received.

Policy and determining issues

The application site is located in the southeast part of the AUE as allocated in the Rushmoor Plan (Core strategy). The site does not fall within a conservation area and the proposals would not affect any statutory listed buildings or other heritage assets.

The National Planning Policy Framework (NPPF March 2012) provides the Government's planning policies for England and sets out a presumption in favour of "sustainable development". The context for sustainable development is set by twelve core planning principles. 6.1.2 Annex 1 of the NPPF notes that applications for planning permission should be determined in accordance with the local plan unless material considerations indicate otherwise.

The Council adopted the Rushmoor Core Strategy in October 2011. Core Strategy Policy SP1 (Aldershot Urban Extension), CP1 (Sustainable Development Principles), CP2 (Design and Heritage) and CP16 (Reducing and Managing Travel Demand) are relevant to the consideration of the current proposals. Rushmoor Local Plan Review saved policies ENV17 and ENV49 (Development on Contaminated Land); and emerging Local Plan Policies SS1 (Presumption in Favour of Sustainable Development), SP5 (Wellesley) & DE1 (Design in the Built Environment) are also relevant.

The main determining issues are the impact on neighbouring amenity and the impact on the character and appearance of the area.

Commentary

Impact on Neighbours –

Due to the location, the distance of separation from all nearby dwellings and the site being staffed and managed on a 24 hour a day basis, it is considered that the proposal would have no significant material impact on the amenity of neighbouring properties.

Visual Impact –

Existing hedging and vegetation on the boundary surrounding the site, screens the outbuilding from public view and would be retained and maintained as a result of this development. The outbuilding is of conventional design and is considered in-keeping with the character of the property and area and does not give rise to any detrimental visual impact.

Other Issues –

The site forms part of the much larger Royal Electrical Mechanical Engineers (REME) site, which is understood to have been subject to tipping activities since WWII, resulting in some

areas becoming contaminated with radium, mainly in the form of ash and clinker. As part of the application to change the use of the premises to a wet hostel (ref 16/00557/RBC3PP) a radiological survey was undertaken to ascertain the possible levels of contamination and identify any possible risks associated with residential use of the site. The highest radioactivity readings detected are just slightly above the levels generally considered to be indicative of background levels, and slightly below the levels deemed to pose a risk to public health. No intrusive investigation has been undertaken to assess for the presence of other contamination, such as heavy metals or asbestos.

As part of the change of use to the wet hostel the site was capped in order to break the pollutant pathway, so that any contamination within the soils will not come in contact with any temporary residents of the hostel.

The Council's Environmental Health Team have been consulted and note that the current application involves no disturbance of ground and existing mitigation measures to protect site users from potential adverse ground conditions and therefore raise no objection.

Having regard to the above, the development is not considered to present users of the hostel and support staff with any significant risks from potential contaminants.

FULL RECOMMENDATION

It is recommended that permission be **GRANTED** subject to the following conditions and informative:

Conditions

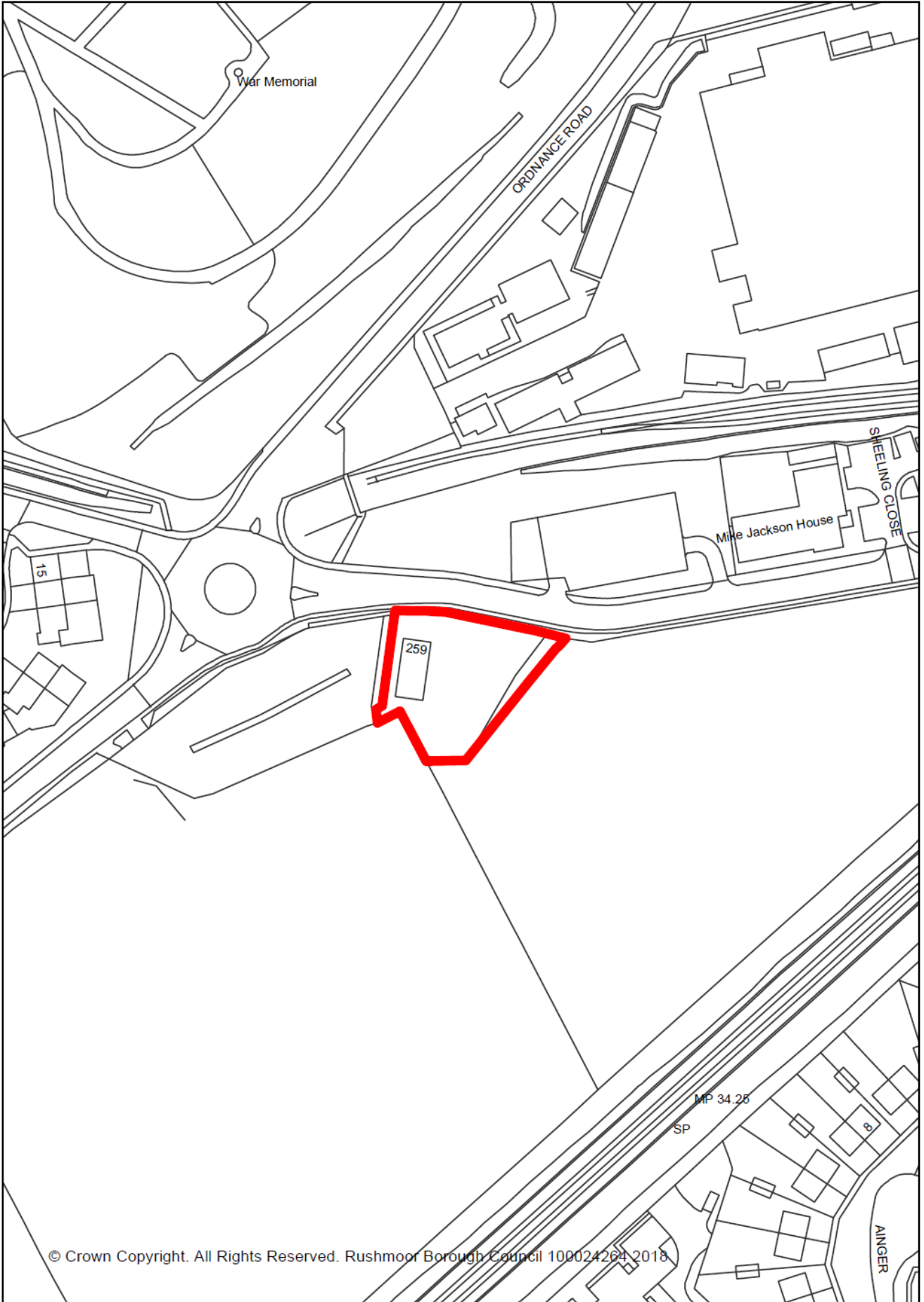
- 1 The permission hereby granted shall be retained in accordance with the following approved drawings & documents - 20.6.33_201, 20.6.33_200, Combined Site Location and Block Plan & Supporting Statement

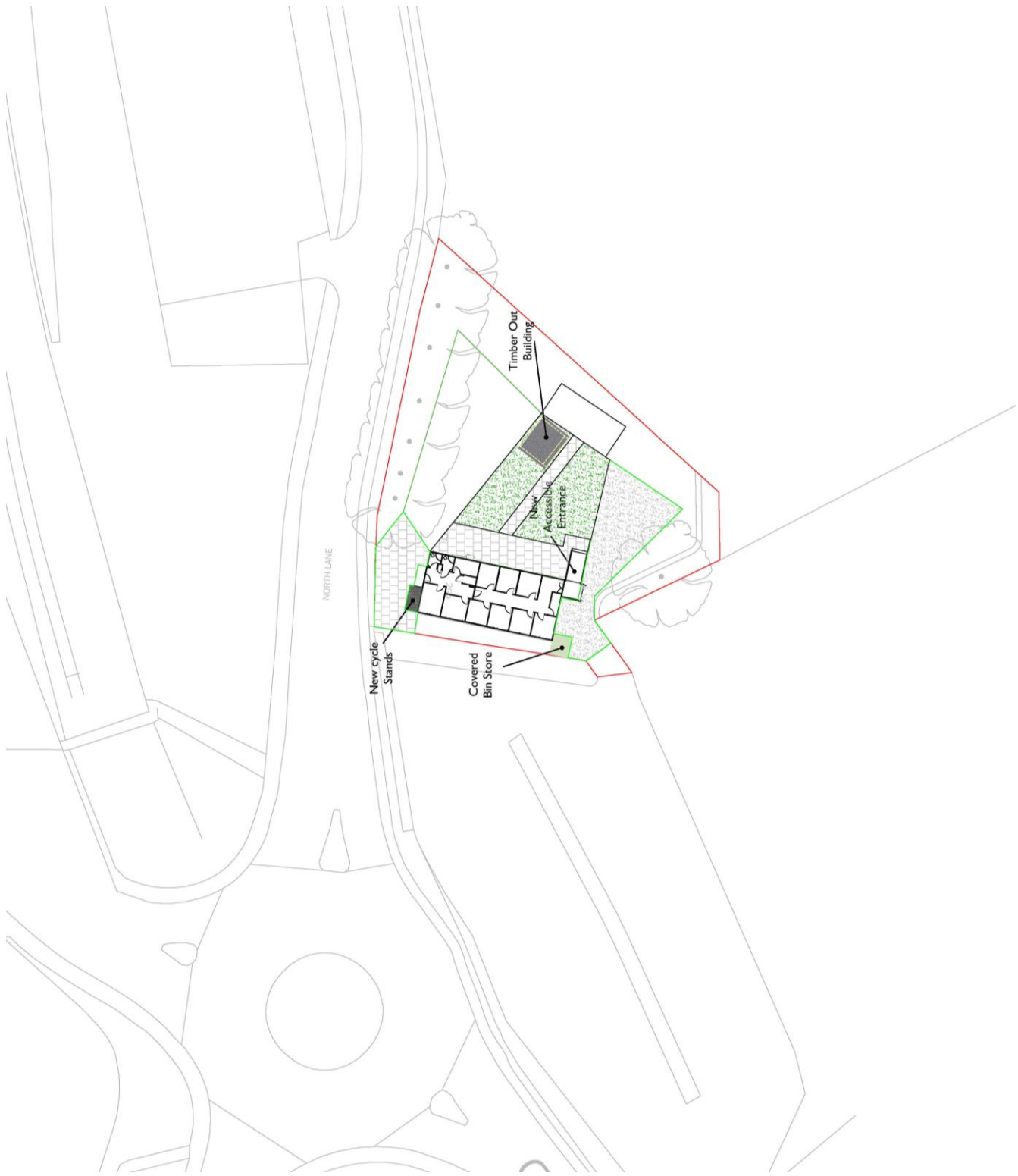
Reason - To ensure the development is implemented in accordance with the permission granted

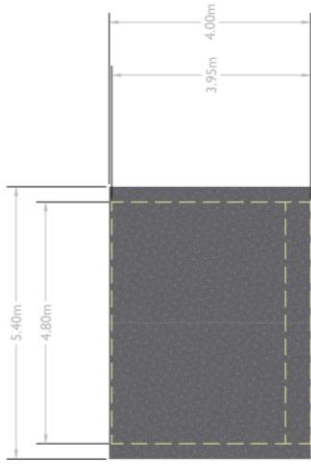
Informatives

- 1 **INFORMATIVE** – The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.
- 2 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because the proposals give rise to no harm to the established visual character and appearance of the area and the amenity of neighbours and affords future occupants with satisfactory safeguards against potential on site ground contamination. The proposals are considered acceptable having regard to Core Strategy Policies SP1, CP1, CP2 and CP16, saved Local Plan Policies ENV17 and ENV49 and emerging Local Plan Policies SS1, SP5 and DE1

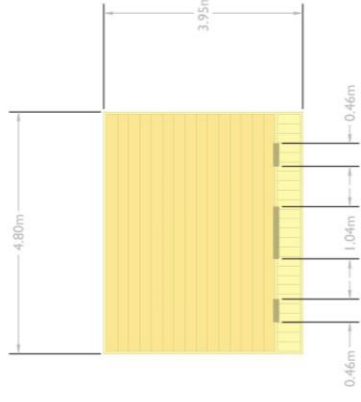
It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.



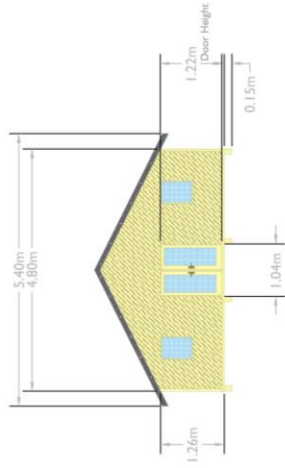




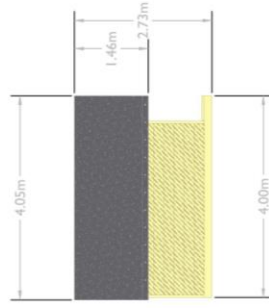
Roof Plan



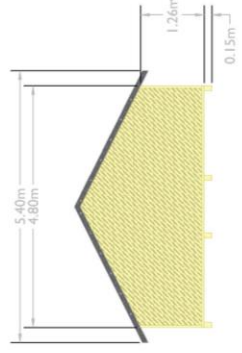
Floor Plan



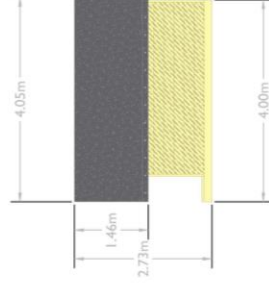
South Elevation



West Elevation



North Elevation



East Elevation

Scale: 1:50