

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	Chris Jones
Application No.	18/00142/FULPP
Date Valid	19th February 2018
Expiry date of consultations	16th March 2018
Proposal	Change of use of part of car park to use as a compound for travelling showpeople to include siting of a mobile home and associated storage.
Address	Peabody Road Car Park Peabody Road Farnborough Hampshire GU14 6ER
Ward	St Mark's
Applicant	Mr Joey Noyce
Agent	Mr Simon Smedley
Recommendation	GRANT

Description

The application site comprises a small area of the Council's Peabody Road public car park which contains 22 marked parking bays. It is located in the north-western corner of the car park and would adjoin existing compounds for travelling showpeople to the east, some small industrial units to the west and a hall used by the 5th Farnborough Scout Group to the north - 13a High Street.

The proposal is to erect a new 2.5m high corrugated metal fencing with two sliding gates across the southern boundary of the site to continue the line of the adjacent compound, to allow the area to be used as a new independent travelling showpersons' compound, to allow for storage of fairground rides, vehicles and other equipment as well the siting of a mobile home in which the applicant would reside when not travelling. The precise details of the location for the siting of the mobile home and vehicle parking and storage areas are not shown as the use of the site needs to remain flexible to meet the operational needs of the applicant.

A further five parking spaces would be lost in the main parking area, to the rear of the industrial units, to allow for HGV access to the site but two replacement parking bays will be provided by the Council using its own permitted development rights.

The scheme is being proposed to meet the needs of the applicant, who is an existing member of Rushmoor's traveling showpeople community. It would allow him to remove his mobile home, vehicles and equipment from an existing yard nearby, which has insufficient storage space to meet the requirements of his wider family.

Consultee Responses

Environmental Health	No Objection
Planning Policy	No policy objection
Community - Contracts Manager	No Objection
Estates Officer	No Objection.

Neighbours notified

In addition to posting a site notice and press advertisement, 16 individual letters of notification were sent to residential and commercial premises in Peabody Road, High Street and Camp Road.

Neighbour comments

The occupant of 5 York Road raises objection to the proposal on the grounds that the loss of 25 spaces from the car park will result in insufficient public parking facilities to serve the needs of the North Camp District Centre and this, combined with the number of recent housing developments in the area, is likely to lead to overspill parking in the surrounding residential streets, especially those without resident's parking permit schemes.

Policy and determining issues

The site is located within the built-up area and within the North Camp District Centre as defined in the Rushmoor Core Strategy and Policies SP3 (North Camp District Centre), CP2 (General Development Criteria), CP4 (Surface Water Flooding), CP7 (Gypsies, Travellers and Travelling Showpeople), CP13 (Thames Basin Heaths Special Protection Area) and CP16 (Reducing & Managing Travel Demand) are considered to be relevant. Saved Policy ENV17 (Development Criteria for Smaller Sites and Changes of Use) is also relevant to the consideration of this application as is the advice contained in the National Planning Policy Framework/Practice Guidance and the Government's Planning Policy for Travellers, 2015.

The Council published the draft submission version of the Local Plan for public consultation between Friday 9 June and Friday 21 July 2017. The Council's Planning Policy team have processed all the representations that have been received, prepared a report which has summarised the issues raised during the consultation and set out the Council's response. On 2 February 2018, this report, together with all the 'duly made' representations received during the consultation period, were submitted to the Planning Inspectorate for examination, alongside the plan and its supporting documents.

A planning inspector has been appointed. She will hold a public hearing which is likely to

take place later this year. Given this, and recognising that they currently have limited weight, policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), IN2 (Transport), D1 (Design in the Built Environment), DE5 (Proposals affecting existing residential (C3), LN3 (Gypsies, Travellers and Travelling Showpeople), LN3.1 (Peabody Road Travelling Showpeople Allocation), NE1 (Thames Basin Heaths Special Protection Area), and NE8 (Sustainable Drainage Systems) are considered relevant to the current proposal. (In response to queries raised by the appointed Planning Inspector, the Council has proposed some changes to the wording of Policy LN.3 to simplify its application without altering its overall sense.)

The main determining issues are considered to be the principle of the development, the impact upon the character and amenity of the area, impact upon residential amenity, impact upon parking and highway safety, surface water drainage and impact upon nature conservation.

Commentary

Principle of the development -

The Borough has a small but long established community of travelling showpeople, who require sites containing an open yard, where vehicles, rides and other equipment can be stored and also where residential caravans can be parked in which the owners will reside when they are not travelling. The Government's Planning Policy for Travellers requires local Councils to make their own assessment of the need for traveller sites, and set pitch targets for gypsies and travellers, and plot targets for travelling showpeople in their Local Plans. Councils are required to identify, and update annually, a supply of specific, deliverable sites to provide five years' worth of sites against locally set targets. They are also required to identify a supply of specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15. Work undertaken by the Planning Policy team in connection with the emerging Local Plan has identified the need for additional plots and the Plan includes Policy LN3.1, which allocates the application site as a suitable area for a plot for Travelling Showpeople. Policy LN3.1 states that:

Land at Peabody road Car Park, North Camp, is allocated as a plot for Travelling Showpeople. The Council will work with the Travelling Showpeople community to grant planning permission for the site which meets the following criteria:

- a. The plot is located alongside the existing yards for Travelling Showpeople;
- b. It can be demonstrated that the configuration of the plot provides safe and convenient access to the highway network;
- c. The proposed use of the land would not have an unacceptable adverse impact on the amenity of adjoining property and land uses; and
- d. The use and configuration of the plot would not prevent access to existing on-site infrastructure, including the soakaway tanks located under the car park.

It is therefore considered that the proposal is acceptable in principle, subject to consideration against the abovementioned criteria, those contained in Rushmoor Core Strategy Policy CP7 and the similarly worded Policy LN3 of the emerging Local Plan and other relevant policies.

Impact upon character and amenity -

The proposed yard would be situated alongside the existing showpeople's yards and would

be enclosed with metal fencing of a similar appearance to the fencing enclosing these yards. The activities undertaken and the equipment stored on the yard would be similar to the adjoining yards and it is therefore considered that there would be little impact upon the general character and amenity of the surrounding area.

Impact upon residential amenity -

The site does not directly adjoining any residential properties, but vehicles and larger rides would be visible from the rear-facing windows of the dwellings to the north on High Street - numbers 13-23 (odd). There would be a separation of approximately 27m between the rear elevations of these properties and the yard boundaries, which would be comparable with the separation between the properties further to the east along High Street and the existing yards behind them. It is considered that the proposal would not adversely affect the outlook and amenity of the occupants of these properties.

Impact upon parking and highway safety -

The adopted and emerging development plan policies for North Camp District Centre seek to avoid the loss of car parking facilities. Peabody Road car park currently offers 110 parking spaces, which includes five disabled bays and one for motorcycles. The proposal will result in the loss of 27 parking spaces, but 2 will be added, so the net change in parking provision is a loss of 25 spaces. The parking offer at Peabody Road car park would therefore be reduced to 80 spaces. However, on average, the car park is not much more than 50% occupied at any one time, hence a reduction is unlikely to affect significantly parking availability at the car park.

Moreover, across North Camp District Centre, there are many other parking choices, including Napier Gardens car park (which provides 150 spaces, including 6 disabled bays), and on-street pay and display parking on Camp Road, Lynchford Road and Queens Road. On balance therefore, when weighed against the requirement to provide additional land to accommodate the Travelling Showpeople in the Borough, the loss of car parking provision is not considered to be overriding.

The plans show that a sufficient access and manoeuvring area will be provided in the car park by removing 5 spaces and providing cross-hatched markings to denote a no-parking area. It is considered that the proposal would provide safe and convenient access to the highway for HGV vehicles as required by Policies CP7, LN3, LN3.1 and CP16.

Surface water drainage -

It is not proposed to replace the existing surfacing of the part of the car park to be enclosed within the yard and surface water would continue to drain into the existing soakaway tanks. It is not proposed to construct any buildings or any other permanent fixtures on the site and access to the existing manholes or the soakaway tanks would not be affected.

Impact upon nature conservation -

The premises are located within 5km of the Thames Basin Heaths Special Protection Area (TBHSPA) and so the impact of the proposal upon the TBHSPA has must be taken into account. The proposed includes the siting of a mobile home on the land in which the applicant and his family would reside when he is not travelling and this will, in effect, be his permanent residence. Accordingly, if a net gain in residential units would result, a financial

contribution towards the Thames Basin Heaths Special Protection Area Avoidance and Mitigation Strategy would be required in order to comply with the requirements of Policy CP13 of the Rushmoor Core Strategy. However, the applicant currently parks his mobile home in his parents' yard at 11 Peabody Road, Farnborough. It is therefore considered that the proposal would not result in a net increase in dwelling units within 5km of the TBHSPA. Consequently, the Local Planning Authority as the competent authority under The Conservation of Habitats and Species Regulations 2010 may conclude that the proposal is unlikely to have any adverse impact upon the Thames Basin Heaths Special Protection Area, either alone or in combination with others. The proposal is acceptable having regard to Policy CP13.

Conclusions -

It is concluded that the proposal would not adversely affect the visual amenity and character of the area, residential amenity, the vitality and viability of the North Camp District Centre, or nature conservation interests and would make adequate provision for vehicular access and surface water drainage. The proposal would accord with Policies SP3, CP2, CP4, CP7, CP13 and CP16 of the Rushmoor Core Strategy, saved Policy ENV17, or Policies LN3 and LN3.1 of the emerging Local Plan.

Full Recommendation

It is recommended that permission be **GRANTED** subject to the following 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 The permission hereby granted shall be carried out in accordance with the following approved drawings -

PB_001, PB_002 and Photograph of fencing type.

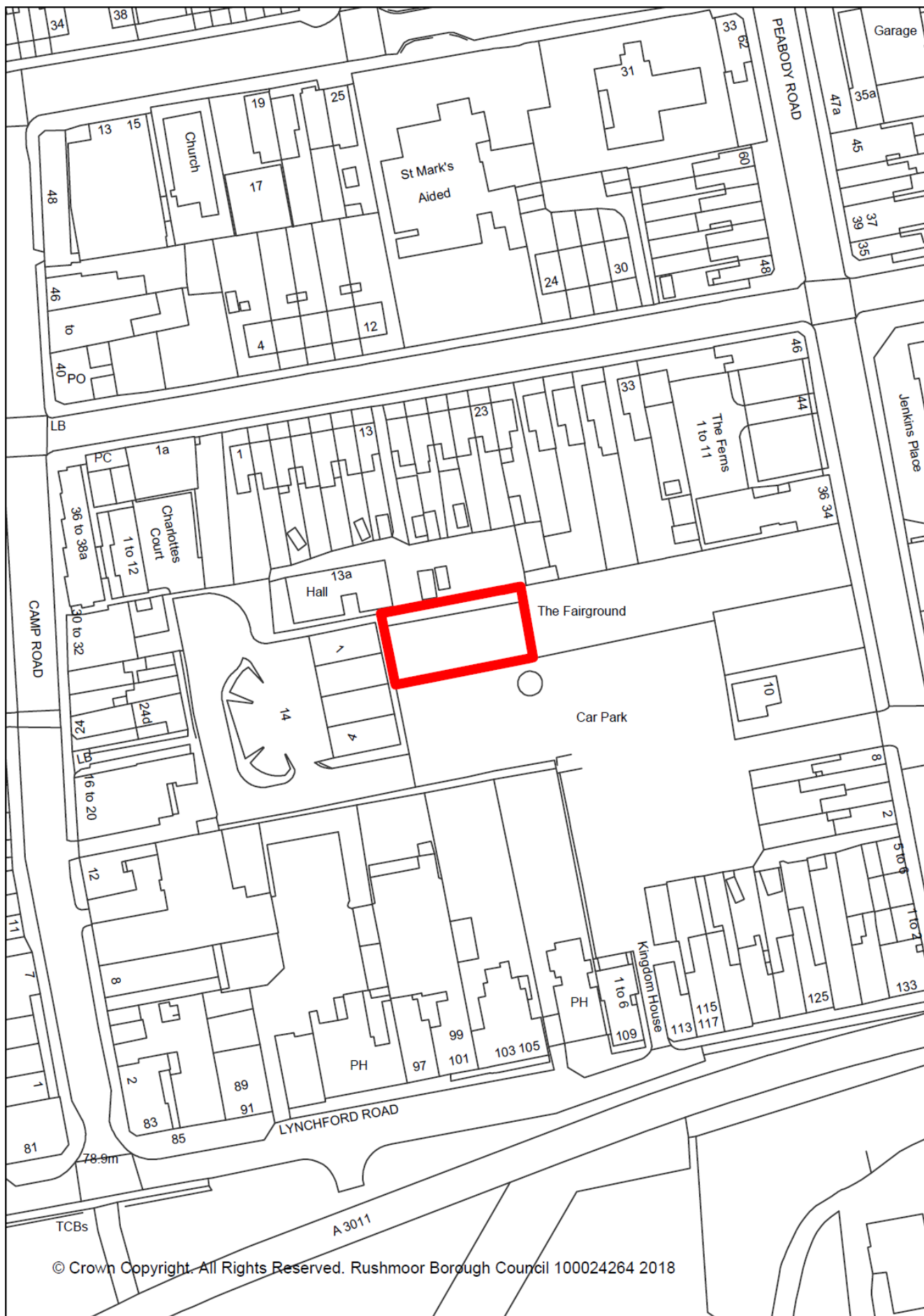
Reason - To ensure the development is implemented in accordance with the permission granted

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 it is considered that the proposal would not adversely affect the visual amenity and character of the area, residential amenity, the vitality and viability of the North Camp District Centre, or nature conservation interests and would make adequate provision for vehicular access and surface water drainage. The proposal

would accord with Policies SP3, CP2, CP4, CP7, CP13 and CP16 of the Rushmoor Core Strategy, saved Policy ENV17, or Policies LN3 and LN3.1 of the emerging Local Plan. 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.

- 3 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Head of Environmental Health for advice.
- 4 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
 - 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.



KEY

Area: 522m²
Perimeter: 96.2m

- Street Light
- Concrete Wall Triangle
- Tree
- Existing open drain
- Existing manhole cover
- Lost parking bay
- Total: 22

RUSHMOOR
BOROUGH COUNCIL
Council Offices | Farnborough Road | Farnborough
Hampshire | GU14 7JU

Pearbody Road

Site Plan

Drawn	Checked	Project No.	Scale
Jan 2018	JM	PH	1:250
Author			

PE_002



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