

**Development Management Committee
28th March 2018**

Appendix "A"

Application No. & Date Valid: **18/00092/FULPP** **1st February 2018**

Proposal: Erection of 2.4m high palisade fence, 119m in length along the northern boundary and a 1.8m high palisade fence, 118m in length along the southern boundary at **Alpine Ski Centre Gallwey Road Aldershot Hampshire**

Applicant: Mr Clive Marshall

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 - PLAN-01, PLAN-02 & PLAN-03

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

Application No. & Date Valid: **18/00118/RBCRG3** **8th February 2018**

Proposal: Retention of timber outbuilding for breakout use ancillary to adjacent wet hostel and associated hard landscaping at **259 North Lane Aldershot Hampshire GU12 4SU**

Applicant: Ms Qamer Yasin

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

- 2 The building hereby approved shall be retained for a temporary period in conjunction with use of the adjacent premises as temporary emergency accommodation for homeless people. It shall be removed on or before 31st August 2019

Reason - To assist in meeting a current identified housing need and to allow the future implementation of the Aldershot Urban Extension.

Application No. & Date Valid: **18/00142/FULPP**

17th February 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. at **Peabody Road Car Park Peabody Road Farnborough Hampshire**

Applicant: Mr Joey Noyce

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

Appendix "B"

Application No. 17/00956/FULPP 20th November 2017
& Date Valid:

Proposal: Demolition of five detached dwellings and erection of 42 apartments (27 one bedroom and 15 two bedroom) for the elderly (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping at **110 - 118 Victoria Road Farnborough Hampshire**

Applicant: Churchill Retirement Living

- Reasons:**
- 1 The proposed building will represent a significant change in height and massing resulting in unsympathetic building relationships between it and existing property to the detriment of the character of the area. As such the proposal conflicts with "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy. Regard has also been had to policy D1 of the Rushmoor Local Plan Draft Submission June 2017 as proposed to be amended.
 - 2 The proposed first and second floor windows in the east elevation are considered to result in levels of overlooking between the development and 108 Victoria Road which would result in an unacceptable loss of privacy to these occupiers. In the context of Fern Hill Lodge, the cumulative impact of buildings would result in an unacceptable sense of enclosure to the occupiers of 108 Victoria Road. As such the proposal conflicts with "saved" local plan policy ENV16 and policy CP2 of the Rushmoor Core Strategy and the Council's adopted Housing Density and Design Supplementary Planning Document April 2006.
 - 3 The lack of kitchen windows serving flats 10, 16, 19, 31, 32, 34, 35, 36 and 37 would result in an unacceptable living environment for future residents by virtue of the lack of natural light and ventilation. It represents poor design contrary to Policy CP2 of the Rushmoor Core Strategy.
 - 4 The development is unacceptable in highway terms in that no staff car parking has been provided, the size of the parking spaces do not comply with the Council's

adopted standard, no disabled parking provision has been made, inadequate provision for mobility scooters and cycles has been made and it has not been satisfactorily demonstrated that acceptable refuse collection arrangements can be provided. As such the proposal conflicts with the objectives of policy CP16 of the Rushmoor Core Strategy and the Council's adopted Car and Cycle Parking Standards 2017. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.

- 5 The proposal fails to address the impact of the development on the Thames Basin Heaths Special Protection Area as required by the habitats Regulations in accordance with the Council's Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and is therefore contrary to Policy CP13 of the Rushmoor Core Strategy and NRM6 of the South East Plan. Regard has been had to policies NE1 and NE4 of the Rushmoor Local Plan Draft Submission 2017
- 6 The proposed development would fail to make provision for open space contrary to the provisions of policy CP12 of the Rushmoor Core Strategy and "saved" policy OR4 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy DE6 of the Rushmoor Local Plan Draft Submission 2017.
- 7 The proposal fails to make an appropriate contribution to local transport projects and therefore does not meet the requirements of the Council's adopted supplementary planning document - Planning Contributions - Transport 2008 and "saved" policy TR10 of the Rushmoor Local Plan Review 1996-2011. Regard has also been had to policy IN2 of the Rushmoor Local Plan Draft Submission June 2017.