

<u>AMENDMENT SHEET FOR</u> <u>DEVELOPMENT MANAGEMENT COMMITTEE</u> <u>25 April 2018</u>

Section C

Item 4; Page 17

Application No. 18/00025/FULPP

Proposal Partial demolition of Kingsmead shopping centre (existing Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor (3710sqm), leisure use on the first floor (2414sqm), 68 apartments over eight floors, private amenity space, 58 car parking spaces, 118 bicycle parking spaces, a bridge link and alterations to the existing car park on Block 2, a new entrance to The Meads shopping centre and associated works).

Address **Block 3 Queensmead Farnborough**

Update to report

The numbering of conditions is missing condition number 15, therefore all conditions following number 14 are re-numbered to include number 15.

The County Highway Authority and the applicant have agreed a transport contribution of £27,940.00 towards improvements to the Kingsmead arm of the Pinehurst roundabout. The County Highway Authority also seek further details of the service lay by which may be secured by way of the following condition:

Condition 28

Prior to the occupation of the development details of the service lay by as shown in principle on drawing number SK 107 shall be submitted to the Local Planning Authority for approval. Once approved the lay by shall be constructed and made available for use prior to the first occupation of the development.

Reason - In the interests of highway safety

The applicant is willing to commit to the provision of the requisite 10 spaces to result in a 1 space per dwelling parking provision. It is considered appropriate to secure this provision by way of condition as follows:

Condition 29

Prior to the first occupation of any dwelling details of the location of 10 car parking spaces within the Kingsmead multi storey car park for the use of residents of Block 3 shall be submitted to the Local Planning Authority for approval. Once approved the these

parking spaces shall be made available to residents of Block 3 prior to the first occupation of any dwelling and thereafter retained as such.

Reason - to ensure appropriate levels of car parking are secured for future residents of Block 3

It is proposed to deal with the outstanding refuse/recycling storage issue by way of condition as follows:

Condition 30

Notwithstanding any information submitted with the application, prior to occupation of any dwelling, details of the siting and means of enclosure of refuse bin storage areas which shall include facilities for the storage of wheeled bins and a refuse management strategy have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the details so approved.

Reason - To safeguard the amenities of the area and to meet the functional requirements of the development.*

The applicant has made a request to amend the following conditions in order to enable “an early start on site to be made and facilitate the majority of the information for the new building to be obtained and assessed (by the Local Planning Authority), whilst the physical works of demolition are being undertaken by the applicants contractor.”

Conditions 2, 3, 6, 20 – revise wording to state ‘...no works shall start, other than demolition...’

Condition 10 - revise wording to state ‘...no works pursuant to this permission, other than demolition, shall commence...’

Condition 17 – revise wording to state ‘Prior to the commencement of the residential development...’

Condition 18 - revise wording to state ‘No part of the residential development shall be occupied...’

Condition 19 - revise wording to state ‘Prior to the occupation of the residential development details of the method of controlled access

In response to this request, the applicant has advised that it has been making good progress in preparing the conditions submission which would be required in the event that the planning permission is granted. Given this, the potential lead in time from suppliers in relation to the supply of materials, the determination date for this application (June 2018), the requirements of condition 26 and as the Council would seek to determine any conditions application expeditiously it is not proposed to change the requirements of conditions 2 or 3. It is proposed to amend conditions 6, 10, 17 (now 16) and 20 (now 19) to relate to construction rather than start of works. No change is proposed to condition 18 (now 17) as car parking within the existing Kingsmead car park

to serve all elements of the development can only be released once the bridge link is constructed and available for use. There is no objection to condition 19 (now 18) being amended to relate to occupation.

Revised conditions:

- 6 In the event that impact or driven pile driving is proposed no construction shall start on site until full details of all means and methods of pile driving (including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure and the programme of works) have been submitted to and approved in writing by the Local Planning Authority. The method of construction shall thereafter take place in accordance with the approved details

Reason - To protect the amenities of nearby residential properties and occupiers and to safeguard underground water and sewerage infrastructure environment

- 10 Unless otherwise agreed in writing, no construction pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

i. a site investigation report documenting the extent, scale and nature of contamination, ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study.

iii. if identified as necessary; a detailed scheme for remedial works and measures shall be undertaken to avoid risk from contaminants/or gas identified by the site investigation when the site is developed and proposals for future maintenance and monitoring, along with verification methodology. Such scheme to include nomination of a competent person to oversee and implement the works.

Where step iii) above is implemented, following completion of the measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action shall be submitted for 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.*

- 16 Prior to the construction of development, and notwithstanding any details submitted with the application, details of measures to achieve the energy performance standards for the residential part of the development 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 residential part of the development and retained in perpetuity.

Reason - To reflect the objectives of Policy CP3 of the Rushmoor Core Strategy

- 18 Prior to any occupation of the residential development details of method of controlled access to the residents car parking shall be submitted to the Local Planning Authority for approval. Once approved the access arrangements shall be installed in full prior to first occupation of any dwelling and thereafter retained.

Reason - to ensure appropriate levels of car parking are secured for future residents of Block 3

- 19 Prior to the construction of development, and notwithstanding any details submitted with the application, a detailed Sustainable Drainage Systems (SUDS) strategy 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 to which they relate and retained in perpetuity.

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

The approved plans condition has been updated to ensure consistency between plans:

- 27 The permission hereby granted shall be carried out in accordance with the following approved drawings - P-001 rev A, 002 rev A, 003 rev A, 004, 005, 006 rev A, 007, 008, 103 rev A, 104 rev A, 105 rev A, 106, 107, 108, 109, 110 rev A, 111, 201 rev A, 202 rev A, 301, 302 rev A, 303, 304 rev A, 306 and SK 107 rev A

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

Amended recommendation

It is recommended that the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** permission subject to the completion of an appropriate section 106 planning obligation by 18 June 2018 in respect of open space, affordable housing and highway matters as set out in the agenda report and above and the imposition of the conditions and informatives as set out in the agenda report and above

However, in the event that a satisfactory s106 planning obligation is not completed by 18 June 2018 the Head of Planning, in consultation with the Chairman, be authorised to **REFUSE** planning permission on the grounds that the proposal fails to make appropriate provision for open space and affordable housing nor mitigate its impact in highway terms contrary to development plan policies and the provisions of the Council's supplementary planning document Planning Contributions - Transport 2008.