

AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
15 August 2018

AGENDA

Section C item 10 also includes consideration of 18/00417/LBCPP with a recommendation to GRANT.

Section A

Item 6; Page 15

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| 6 | 18/00481/FULPP | <p>Retention of 6 retail units on the ground floor and conversion of the upper floors and a two-storey extension range to the rear into a total of 7 flats (comprising 4 X 1-bedroom and 3 X 2-bedroom units) at 182-192 Victoria Road; conversion of existing warehouse building into 4 X 1-bedroom flats on upper floors and provision of a parking and bin-store area on the ground floor with vehicular access opened up to Union Terrace at the Old Warehouse; demolition of the single-storey garage block adjoining the Old Warehouse backing onto Union Terrace and erection of a new-build 4-storey extension attached to the side of the Old Warehouse building to provide a further 3 X 2-bedroom flats, one each on the upper floors (14 flats in total); and provision of parking spaces, bin stores and landscape planting in Star Yard</p> <p>Old Warehouse and Star Yard, Aldershot</p> |
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This application has been declared **INVALID** for technical legal reasons.

Section C

Item 8; Page 17

Application No. 18/00251/FULPP

Proposal Demolition of existing building and erection of part 3, part 4 and part 5-storey building containing 23 flats (2 x studios, 13 x one bedroom and 8 x two bedroom) and 2 retail units, with associated bin and cycle storage.

Address **Willow House 23 Grosvenor Road Aldershot Hampshire GU11 1DL**

Update to report

A reply has been received from the planning agent in respect of the further queries raised in respect of land ownership. Whilst it is accepted that the applicants have a right of way over the service area it still remains unclear how access to cycle and refuse storage will take place. On this basis reason for refusal 4 remains unchanged.

The County Highway Authority has confirmed that in the absence of any further information to rectify or justify this scheme being a car free development they maintain a holding objection and would look to Rushmoor to refuse the application on the basis of insufficient parking.

With regard to the Thames Basin Heaths Special Protection Area and the need to undertake an appropriate assessment, no further information has been received from the planning agent.

Item 9; Page 51

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| Application No. | 18/00397/FULPP |
| Proposal | Erection of a 48 bedroom extension with link bridge connecting to the existing building including reconfiguration of the existing car park, landscaping and associated works. |
| Address | Village Hotel Pinehurst Road Farnborough |

Update to report

A representation has been received from 10 College Crescent Sandhurst in support of the proposal to increase the bedroom stock in Farnborough and to support the growing transient business coming into the area for meetings and events.

The County Highway Authority has advised that as parking standards are enforced by Rushmoor as the local parking authority they would support the decision made by Rushmoor in this regard.

A letter has been received from the planning agent which he has asked is brought to the attention of the Members of the Development Management committee. It reiterates that the survey information concludes that "whilst the overall number of parking spaces will be reduced and traffic generation will increase, the future car parking spaces will still provide sufficient capacity to meet demand.

The planning agent sets out the policy context for the proposal including reference to policy CP16 of the Rushmoor Core Strategy, the adopted Car and Cycle Parking standards supplementary document November 2017 and the National Planning Policy Framework particularly paragraph 109 which makes reference to a severe impact on the road network.

The planning agent advises that in the above policy context and the survey work undertaken it is their view that the proposed development accords with local and national policy, noting that there is sufficient capacity within the existing car park as demonstrated by the transport surveys and no additional highways stress on the surrounding network as assessed and agreed by HCC Highways.

He advises that the NPPF is a material consideration in the determination of the planning applications and in the context of the requirement of paragraph 106 of the NPPF there is not a "clear and compelling justification" for a maximum requirement of 48 additional spaces on this site.

Comments are also made about the informal path, the planning agent confirms that all staff are required to park within the Village car park. With capacity available and the benefits of CCTV in clear proximity of the hotel it is difficult to envisage why staff or any other guests would park in adjacent streets. To confirm this point the agent advised that on Saturday 11 August of the 14 members of staff who drove to work, all surveyed parked within the hotel car park and on the morning of Monday 13 August of the 27 members of staff who drove to work, all surveyed parked within the hotel car park.

The letter concludes by advising that on the basis of the parking surveys undertaken that the proposed development provides more than sufficient car parking spaces to meet all evidenced demand and as such is compliant with local and national planning policy.

Item 10; Page 73

Application No. 18/00416/REVPP

Proposal Variation of conditions 2, 3, 6, 10, 15, 16, 17, 18 and 19 attached to planning permission 11/00558/FUL dated 11 November 2011 to allow for changes to approved details in respect of internal and external materials including new windows and doors, site levels, boundary treatment including the partial demolition and rebuild of existing wall, measures to prevent overlooking, energy efficiency measures to include PV panels, SUDS and approved plans (to include changes to layout and extension to rear staircase) and submission of noise mitigation measures.

Address **26 - 28 Grosvenor Road Aldershot**

Update to report

Hampshire County Council as Lead Local Flood Authority confirms that the submitted information addresses their requirements/previous concerns and they have no further comments.

Amended Recommendation 18/00416/REVPP

It recommended that planning permission be **GRANTED** subject to the conditions and

informatives as set out in the report

Item 11; Page 101

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| Application No. | 18/00554/FULPP |
| Proposal | Erection of a first floor rear extension |
| Address | 34 Church Lane East Aldershot |

Addition to Report:

Recommendation

It is recommended that, subject to no substantial objections being received before the expiry of the neighbour notification period on 21 August 2018, the Head of Planning, in consultation with the Chairman, be authorized to **GRANT** planning permission subject to the conditions and informatives set out in the report.