

**Development Management Committee
10th October 2018**

Appendix "A"

Application No. & Date Valid: **18/00566/FULPP** **24th July 2018**

Proposal: Removal of existing portacabin, replace with new pavilion for recreation/community use, extension of existing car park and provision of lamp columns/luminaires at **Ivy Road Recreation Ground Ivy Road Aldershot Hampshire**

Applicant: Rushmoor Borough Council

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 development shall be completed in the external and surfacing materials as set out in the submitted application

Reason - To ensure satisfactory external appearance and surface water drainage.*

3 Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring occupiers and to prevent adverse impact on traffic and parking conditions in the vicinity.

4 Before the building is occupied details of satisfactory provision for the storage and removal of refuse from the premises shall be submitted and approved in writing by the Local Authority. The approved details shall be made available for use prior to the first occupation of the building.

Reason - To safeguard the amenities of the area.

- 5 The building shall not be occupied until the existing and additional car parking and cycle parking facilities have been provided and/or marked out in accordance with the approved plans. The overall parking facilities shall thereafter be retained solely for parking purposes, and made available to the occupiers and visitors to the premises *

Reason - To ensure that provision for vehicle parking clear of the highway is available for users of and visitors to the development in the interests of highway safety.

- 6 No construction shall commence until there has been submitted to and approved in writing by the Local Planning Authority: -

i. a desk top study carried out by a competent person documenting all previous and existing uses of the site and adjoining land, and potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should contain a conceptual model, identifying potential contaminant pollutant linkages.

ii. if identified as necessary; 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 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.*

- 7 In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to 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 and to ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilized contaminants in line with paragraph 170 of the National Planning Policy Framework.

- 8 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the proposed potential piling does not harm groundwater resources in line with paragraph 170 of the National Planning Policy Framework.

- 9 The building shall not be occupied until the external lighting shown on the approved plans is installed and made available for use.

Reason - To provide an appropriate environment for users of the playing fields

- 10 The development hereby approved shall be undertaken strictly in accordance with the Arboricultural Impact

Assessment and BS 5837 Tree Survey prepared by Sapling Arboriculture Ltd dated August 2018 and referenced J1079.02.

Reason - To preserve the amenity value of the retained trees and shrubs.*

- 11 Ground floor levels within the building hereby approved shall be no lower than 600 millimetres (mm) above the estimated flood level.

Reason - In the interests of managing flood risk.

- 12 The permission hereby granted shall be carried out in accordance with the following approved drawings - D33858/RD/B, 6CT76 Lighting column, Kingfisher Lighting data sheet Italo Street, Italo 1 luminaire and Quarto luminaire information, existing floor plan, IVY/2 Rev A, IVY 4 and IVY /10

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

Appendix "B"

Application No. 18/00580/FULPP 27th July 2018
& Date Valid:

Proposal: Re-development of land involving erection of 7 houses (comprising 1 x 2 bed and 6 x 3 bed dwellings) divided between two terraced blocks and associated works following demolition of existing buildings at **36, 40 And Land To The Rear Of 26 - 54 Cove Road Farnborough Hampshire**

Applicant: Block 88 Ltd

Reasons:

- 1 The proposed development, by reason of the ad hoc, piecemeal and constrained nature of the application land and the poorly-contrived design of the proposed development would be an incongruous form of development which would relate poorly and unsympathetically to its surroundings. Furthermore, the proposed development would be likely to prejudice the possible future development of adjoining land together with the application land in a more satisfactory and comprehensive manner. As such, allowing the current proposals to proceed would not be in the interests of the proper planning of the vicinity nor make the most efficient use of land. The proposed development is thereby contrary to adopted Rushmoor Core Strategy Policies CP1 and CP2, and emerging New Rushmoor Local Plan (2014-2032) Policies DE1 and SS1.
- 2 It has not been demonstrated that the application land is suitable for residential re-development having regard to potential ground contamination. The proposals are thereby contrary to saved Local Plan Policy ENV49 and emerging New Rushmoor Local Plan (2014-2032) Policy DE10.
- 3 The proposals would result in the loss of a tree worthy of retention. The proposals also fail to provide adequate justification for the removal of a substantial boundary screen hedge and has failed to consider the impact of the proposed development on a tree in the rear garden of No.24 Cove Road near the proposed Plot 7 house. The proposals are contrary to saved Local Plan Policies ENV13 and ENV20, and emerging New Rushmoor Local Plan (2014-2032) Policy NE3.

- 4 Inadequate consideration has been given to the relationships of the proposed development with existing immediately adjoining and nearby residential properties, the occupiers of which would suffer a material loss of privacy due to undue direct overlooking and loss of amenity due to noise, disturbance and activity arising from the use of the parking courtyards. The proposals are thereby unacceptable and contrary to adopted Rushmoor Core Strategy Policy CP2, saved Local Plan Policy ENV17 and emerging New Rushmoor Local Plan (2014-2032) Policy DE1.
- 5 The proposed development would provide a poorly contrived and inadequate living environment for potential future occupiers by reason of the potential for undue overlooking of proposed dwelling units from existing neighbouring properties and/or the likely noise, disturbance and cooking odours arising from the operation of nearby commercial uses. The proposals are thereby contrary to Rushmoor Core Strategy Policies CP1 and CP2, saved Local Plan Policy ENV17, and emerging New Rushmoor Local Plan (2014-2032) Policy DE1.
- 6 The proposed development makes no provision to address the likely significant impact of additional residential units on the objectives and nature conservation interests of the Thames Basin Heaths Special Protection Area. The proposals are thereby contrary to the requirements of retained South East Plan Policy NRM6, Rushmoor Core Strategy Policies CP13 and CP15, and emerging New Rushmoor Local Plan (2014-2032) Policies NE1 and NE4.
- 7 The proposal has failed to demonstrate, through adequate ecological surveys of the application land, that there would be no adverse impact on protected wildlife species having regard to the requirements of adopted Rushmoor Core Strategy Policy CP15 and emerging New Rushmoor Local Plan (2014-2032) NE4.
- 8 8. The proposals, would be likely to have a severe impact on the safety and convenience of highway users, including users of the adjoining pedestrian pavement due to:-
 - (a) the failure to propose improvements to the means of vehicular access to and from the site and the proposed intensification in the use of existing sub-standard and unsatisfactory driveways with poor pedestrian and vehicular sight-lines;
 - (b) the failure to provide adequate on-site parking to

meet the functional parking needs of the proposed development and the existing continuing requirements to provide parking for occupiers of adjoining properties outside the application land in an area with significant demand for very limited on-street parking with the consequent likelihood of significant indiscriminate overspill parking and additional demand on already limited on-street parking in the vicinity;

(c) inadequate on-site vehicle manoeuvring space; and

(d) the failure to consider the impact of the proposed development upon refuse collection arrangements;

the proposal would therefore be contrary to adopted Rushmoor Core Strategy Policies CP2 and CP16, saved Local Plan Policy TR10, emerging New Rushmoor Local Plan Policy IN2, and the Council's adopted Parking Standards SPD (November 2017).

- 9 The proposals fail to provide details of appropriate surface water drainage for the development as required by adopted Rushmoor Core Strategy Policy CP4 and emerging New Rushmoor Local Plan Policy NE8.
- 10 The proposals fail to provide details of sustainable energy performance measures as required by adopted Rushmoor Core Strategy Policy CP3 and emerging New Rushmoor Local Plan Policy DE1.

INFORMATIVE - THE FOLLOWING PLANS & DOCUMENTS WERE CONSIDERED IN MAKING THIS DECISION:- CDA Drawing Nos.CDA-249-010 REV.A, -011 REV.A, -012 REV.A, -015, -016 REV.A, -017 REV.A, -018 REVA, -019, and -020; Vail Williams PLANNING, Design & Access Statement (July 2018); Motion TRANSPORT STATEMENT (May 2018); Sapling Arboriculture Ltd. ARBORCULTURAL IMPACT ASSESSMENT (June 2018); Groundsure Review Report (5 July 2018); and Darwin Ecology Preliminary ECOLOGICAL REPORT (July 2018).