

AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
7 November 2018

Section C

Item 6; Page 25

Application No. 18/00140/FULPP

Proposal Demolition of existing structures and erection of 205 dwellings comprising 93 one bedroom flats; 80 two bedroom flats and 32 three bedroom townhouses with associated access, parking and landscape arrangements.

Address **Meudon House Meudon Avenue Farnborough Hampshire GU14 7NB**

Updates to report

Page 27, 2nd para sentence 2 should read: "This would have a central landscaped courtyard at first floor level, a smaller amenity area at third floor level and car parking at ground floor level."

Page 40, conclusion second paragraph sentence 2 should read: "The proposal is acceptable in highway terms, policy compliant in terms of affordable housing and public open space provision, addresses its impact on the SPA and secures appropriate energy efficiency measures."

Amend Condition No.10 to read:

"10 No dwelling hereby approved shall be occupied until the proposed means of vehicular access has been completed and made available for use

Reason - To ensure adequate means of access is available to the development"

Delete Condition 13 and add the following new Conditions 13-15:

"13 Prior to the erection of any part of the new buildings hereby approved and notwithstanding the details submitted with the planning application, a detailed surface water strategy including updated plans and calculations, information on exceedance flows including plans and calculations to demonstrate where water would flow and pond and on-site drainage works shall be submitted to and approved in writing by the Local Planning Authority together with details of arrangements for future maintenance.

The approved scheme shall be implemented in full prior to the occupation of the development to which it relates and retained in perpetuity.

Reason: To reflect the objectives of Rushmoor Core Strategy and to ensure that sufficient capacity is made available to cope with the new development in order to prevent surface water flooding.

- 14 Prior to the erection of any part of the new buildings hereby approved and notwithstanding the details submitted with the planning application, details of an on-site foul water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority.

The approved on-site foul water drainage infrastructure shall be implemented in accordance with the approved strategy prior to the occupation of any dwelling hereby approved and retained in perpetuity.

Reason: To ensure that the development provides sufficient and suitable on-site foul water drainage infrastructure to reflect the objectives of policy CP4 of the Rushmoor Core Strategy.

- 15 Prior to the occupation of any dwelling hereby approved details of any identified and required off-site foul water infrastructure upgrades shall be submitted to and approved in writing by the Local Planning Authority in consultation with the sewerage undertaker.

No discharge of foul water shall be accepted into the public system until the drainage works referred to in the approved strategy have been completed.

Reason: In the interests of ensuring that the development provides sufficient and suitable foul water drainage infrastructure to reflect the objectives of policy CP4 of the Rushmoor Core Strategy.”

Re-number all subsequent conditions from 16 to 31.

Amend Condition No.20 (Re-numbered 22) to read:

- “22 Before the demolition of any existing buildings a detailed investigation shall be undertaken to assess their suitability for roosting bats. Subject to the findings of such investigations a bat mitigation strategy, if required, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the demolition of any building(s) or part thereof, where bat roost potential has been identified. The mitigation measures shall be implemented in accordance with the approved strategy. The mitigation plan should include details of:-

- updated surveys and working practices to ensure no bats are harmed within the demolition process
- replacement roosts
- monitoring of the replacement roosts
- preservation and enhancement of bat foraging and commuting habitat

Reason: To ensure that bats are protected from harm”

Amend Condition No.22 (Re-numbered 24) to read:

“24 Notwithstanding any details submitted in the application no dwelling shall be occupied until details of the location and appearance of communal aerial/satellite/fibre facilities associated with the apartment building(s) have been submitted to and approved in writing by the Local Planning Authority. The approved system shall then be installed and made operational before the relevant building(s) are occupied. *

Reason - In the interests of the visual amenity of the area.”

Amend Condition No.23 (Re-numbered 25) to read:

“25 No dwelling shall be occupied until the measures to protect buildings and garden areas from traffic or other external noise including the dog kennels within the Rushmoor Borough Council site have been implemented in accordance with a scheme to include, for example, bunds, acoustic barriers and double glazing which has been first submitted to and approved in writing by the Local Planning Authority.

Reason - To protect the amenity of the occupiers of the development.**”

Amend Condition No.29 (Re-numbered 31) to read:

“31 The permission hereby granted shall be carried out in accordance with the following approved drawings - 0100 rev 2, 0101 rev 2, 0102 rev 2, 0103 rev 2, 0104 rev 2, 0105 rev 1, 0200 rev 2, 0201 rev 2, 0202 rev 2, 0203 rev 2, 0204 rev 2, 0205 rev 2, 0206 rev 2, 0207 rev 2, 0300 rev 1, 0301 rev 1, 0400 rev 1, 0401 rev 1, 0500 rev 1, 0600 rev 1, 0601 rev 1, 0602 rev 1 and 0603 rev 1

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

Item 8; Page 111

Application No. 18/00481/FULPP

Proposal 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

Address **Upper Union Terrace And 182 To 192 Victoria Road Aldershot**

Additional Representation:

A second representation has been received from Aldershot Civic Society indicating some support for the proposals on the grounds that it would alleviate existing problems and be an environmental improvement : *“On the whole we support this. The site needs improving and the plans appear to do just that.”* However this representation also expresses the following “possible negatives” regarding the proposals:-

“Inadequate parking. Parking could be a little difficult to operate. There appears to be a shortage of bins for the number of shops/new flats. The other possible issue is the effect on the neighbouring Willow House. We agree that the existing building on the corner is not an asset to the town, but this plan appears to restrict rear access to that site with the consequent potential development impact.”

Item 9; Page 145

Application No. 18/00657/FULPP

Proposal Construction of a new hangar for maintenance, repair and overhaul of aircraft and ancillary offices with associated works including aircraft apron, connection to taxiway, vehicle parking, new access roads and an amended access connecting to Trenchard Way, security fencing, gatehouse, drainage, remediation works and lighting together with associated landscaping.

Address **Farnborough Airport, Farnborough Road, Farnborough**

Update to report

One additional late letter of support has been received from the Director of the Enterprise M3 LEP. This expresses strong support for the proposal and emphasises the economic benefits of the development and the local and regional importance of the aerospace sector.

Amendment to plan numbers in Condition No.18 to read:

- “18. The permission hereby granted shall be carried out in accordance with the following approved drawings and documents - Drawing numbers:
1224-00-GA-904-000001 v3; 1224-XX-GA-200-000106 v2;
1224-00-GA-200-000101 v3; 1224-XX-GA-200-000107 v2;
1224-XX-GA-200-000102 v3; 1224-XX-SE-200-000108 v2;
1224-RF-GA-200-000103 v2; 1224-XX-SE-200-000109 v2;

1224-XX-SE-200-000104 v2; 1224-XX-GA-200-000110 v2;
1224-XX-SE-200-000105 v2; 1224-00-GA-200-000111 v1
and 184040/A/03, together with the document 'Ownership and Adoption of
Drainage Systems' dated 17/10/2018.

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

AGENDA ITEM No.4; Page 198

Additional paragraph 6.3:

- 6.3 The increase in planning fees by 20% has resulted in an additional budgetary income estimate for the financial year of £80,000. In the second quarter, receipts were £22,408 which exceeds the budgetary estimate for the quarter by £2,408. The figures for the first six months of the financial year are in the black by £1,476.